

# Rancho Bernardo

## Public Facilities Financing Plan

---

### Fiscal Year 2008



THE CITY OF SAN DIEGO

City Planning & Community Investment Department  
Facilities Financing  
July 2007

RESOLUTION NUMBER R- 302791


DATE OF FINAL PASSAGE JUL 16 2007

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE RANCHO BERNARDO PUBLIC  
FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the  
document titled, "Rancho Bernardo Public Facilities Financing Plan, Fiscal Year 2008," a copy  
of which is on file in the office of the City Clerk as Document No. RR- 302791.

BE IT FURTHER RESOLVED, that this activity is not subject to CEQA pursuant to  
State Guidelines Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
Elizabeth C. Coleman  
Deputy City Attorney

ECC:mmm  
06/14/07  
Or.Dept:Planning & Community Invest. Dept  
R-2007-1244  
MMS# 4978

I hereby certify that the foregoing Resolution was passed by the Council of the City of San  
Diego, at this meeting of JUL 09 2007.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 7.16.07  
(date)

  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

## **Mayor**

Jerry Sanders

## **City Council**

Scott Peters, Council President, Council District 1	Kevin Faulkner, Council District 2
Toni Atkins, Council District 3	Tony Young, Council President Pro Tem, Council District 4
Brian Maienschein, Council District 5	Donna Frye, Council District 6
Jim Madaffer, District 7	Ben Hueso, Council District 8

## **City Attorney**

Michael Aguirre, City Attorney  
Elizabeth Coleman, Deputy City Attorney

## **City Planning & Community Investment**

William Anderson, FAICP, Director  
Charlene M. Gabriel, Facilities Financing Manager  
John Tracanna, Supervising Project Manager  
Evelyn Lee, Project Manager  
Leon McDonald, Principal Engineering Aide  
M Elena Molina, Word Processing Operator

## **Rancho Bernardo Community Planning Group**

Ellen Willis, Chair	Robin Kaufman	Dick Katz
Fred Gahm	Ed Kronenberger	Teri Denlinger
Keith Mayes	Leatrice C. Segel	Irving Sherman
Lee Okeson	Richard House	Bill Renstrom
Dick Walker	Hydee Luthra	Joe Dirks
Joyce Traxler	Sheryl Schane	George Leitner
Myrna Reese	Greg Aveni	Marc Posthumus
John Woods		

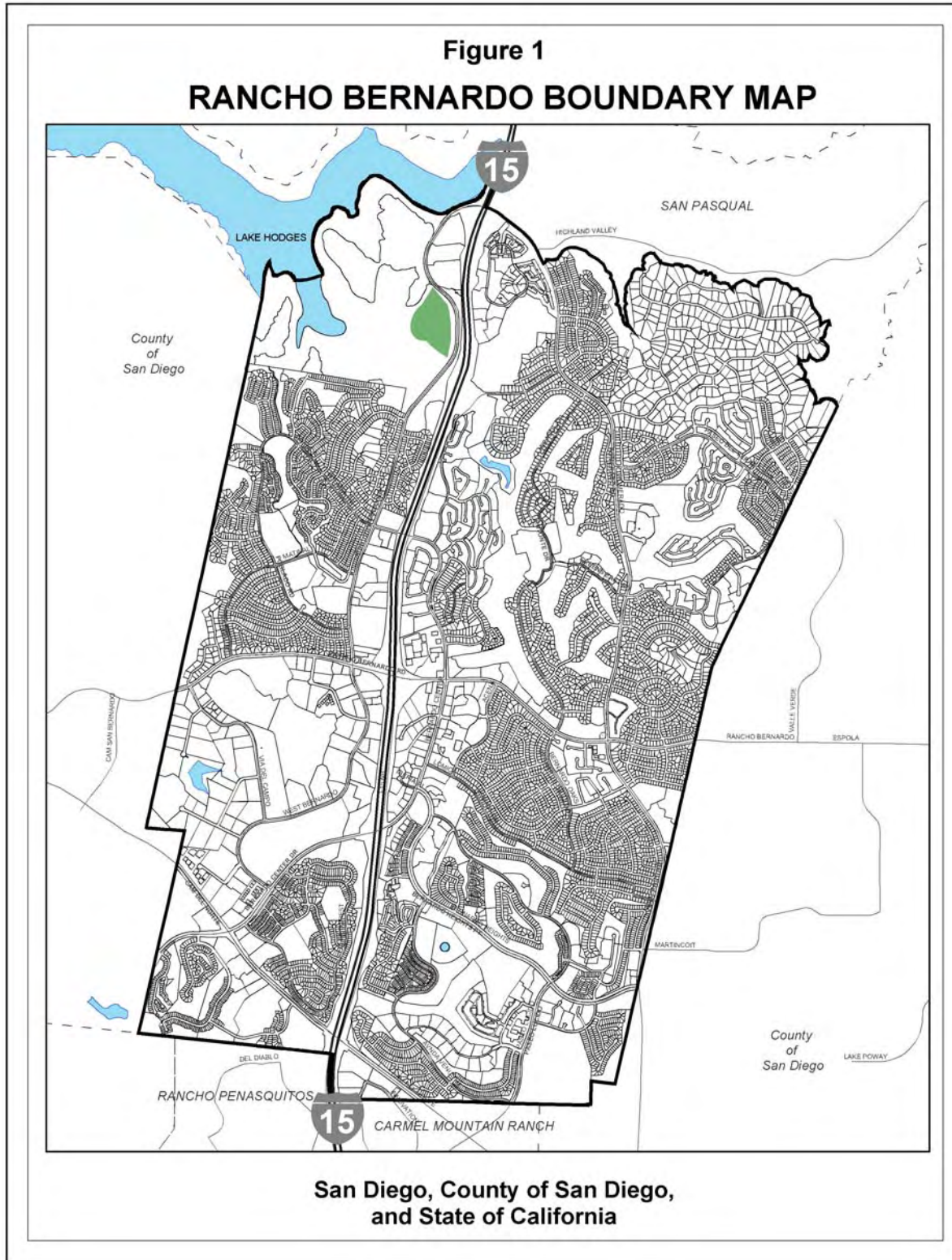
(This page is intentionally left blank.)

# TABLE OF CONTENTS

<b>RANCHO BERNARDO COMMUNITY BOUNDARY MAP (FIGURE 1)</b>	<b>1</b>
<b>RANCHO BERNARDO SUMMARY</b>	<b>3</b>
GENERAL	3
DEVELOPMENT FORECAST AND ANALYSIS	3
PERIODIC REVISION	4
<b>EXISTING PUBLIC FACILITIES &amp; FUTURE NEEDS</b>	<b>4</b>
TRANSPORTATION	4
PARK AND RECREATION	5
FIRE PROTECTION	6
LIBRARY	7
POLICE PROTECTION	7
<b>SUMMARY OF PUBLIC FACILITIES NEEDS</b>	<b>7</b>
<b>RANCHO BERNARDO FACILITIES INDEX MAP (FIGURE 2)</b>	<b>8</b>
<b>RANCHO BERNARDO - PUBLIC FACILITIES FINANCING PLAN</b>	<b>9</b>
FINANCING STRATEGY	9
GENERAL ASSUMPTIONS AND CONDITIONS	12
<b>DEVELOPMENT IMPACT FEE DETERMINATION</b>	<b>14</b>
BACKGROUND	14
DISTRIBUTION OF PROJECT COSTS AND FEE DETERMINATION	14
TRANSPORTATION	14
PARK AND RECREATION	15
LIBRARY	16
FIRE FACILITIES	16
<b>SPECIAL FUNDS</b>	<b>17</b>
SPECIAL PARK FEE FUND	17
<b>DEVELOPMENT IMPACT FEE SCHEDULE</b>	<b>18</b>
<b>RANCHO BERNARDO FACILITIES SUMMARY (TABLE 1)</b>	<b>20</b>
<b>TRANSPORTATION</b>	<b>23</b>
<b>PARK AND RECREATION</b>	<b>45</b>
<b>LIBRARY</b>	<b>51</b>
<b>FIRE</b>	<b>53</b>
<b>APPENDIX A. UNIT PRICING LIST FOR TRANSPORTATION PROJECTS</b>	<b>A-1</b>
<b>APPENDIX B. FINAL 2030 CITIES/COUNTY TOTAL HOUSING UNITS FORECAST</b>	<b>B-1</b>
<b>APPENDIX C. FINAL 2030 CITIES/COUNTY TOTAL POPULATION FORECAST</b>	<b>C-1</b>
<b>APPENDIX D. COST ESTIMATE BREAKDOWN FOR PARK &amp; RECREATION</b>	<b>D-1</b>
<b>APPENDIX E. RANCHO BERNARDO COMMUNITY PLANNING GROUP PRIORITY LIST</b>	<b>E-1</b>

(This page is intentionally left blank.)

## COMMUNITY BOUNDARY MAP (FIGURE 1)



(This page is intentionally left blank.)



## **Rancho Bernardo Summary**

### **General**

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego recommends the division of the City into planning areas, which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land, which is primarily undeveloped.

The Rancho Bernardo Community Planning area is an Planned Urbanizing area. This document sets forth the major public facilities needed in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities and fire stations. Other public needs such as police facilities, public work yards, landfills, etc. concern a broader area than the Rancho Bernardo community or even multiple communities.

This plan supersedes the Public Facilities Financing Plan approved June 1990 (R-276010). The facilities listed in this Financing Plan will be needed over the next approximately twenty-five years when full community development is anticipated. The Rancho Bernardo Public Facilities Financing Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has adopted a Development Impact Fee to help mitigate the cost of the public facilities necessitated by development in the community. Development Impact Fees for residential development was first adopted on August 4, 1987 by Resolution No. R-269019. Development Impact Fees for commercial/industrial development were adopted September 14, 1987 by Resolution No. R-269274. This document provides the basis for a revision of the impact fees for the Rancho Bernardo Community.

### **Development Forecast and Analysis**

The Rancho Bernardo Community Plan is a comprehensive policy guide for the physical development of the community. The Rancho Bernardo Community is centered on Interstate 15 (I-15) just south of Lake Hodges and the San Pasqual Valley. The community area, according to the 2000 Census published by the U.S. Census Bureau and 2006 estimates based on San Diego County Assessor information, encompasses approximately 6,582 acres consisting of approximately 8,542 single family dwelling units and 9,191 multiple dwelling units, with a total population of 39,815. The community also has developed 478 acres of industrial land, 115 acres of office space and 100 acres of school area. Seven hundred forty-seven (747) acres are commercial/services development.

The Rancho Bernardo Community is developing in accordance with the Rancho Bernardo Community Plan, adopted in 1978 and most recently amended in 1997.

An analysis of present and projected development, and using the Rancho Bernardo Community Plan as a guide, indicates that, over the next 25-year period, approximately 156 additional residential dwelling units and 64 additional acres of nonresidential development will be constructed. This will result in a total number of 337,150 average daily trips (ADTs) at full community development.

## **Periodic Revision**

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to City Council changes (amendments) to the Community Plan.

# **Existing Public Facilities & Future Needs**

## **Transportation**

Rancho Bernardo is served by a transportation network, which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities to support the rate of community development. Additional regional improvements and alternatives to transportation will be necessary to meet the needs of future development.

Transportation improvements in Rancho Bernardo are dictated by traffic volume, level-of-service and completion of street systems. Improvements will be funded through a combination of Development Impact Fees (DIF), grants, State Transportation Funds, subdivider and other funding sources yet to be determined. Additional details on transportation improvements are provided in Appendix A.

The most current information available from SANDAG's Traffic Model indicates that the average daily trips (ADTs) generated in the community in the Year 2000 was approximately 331,000, with an additional 6,150 ADTs projected by Year 2030. The total of 337,150 ADTs in Year 2030 is used in determining the transportation component of the DIF for Rancho Bernardo (please refer to page 14 for additional fee calculation information). The DIF fee collected generates only that portion of the total transportation costs from new development, approximately 2%, as no fees will be collected from existing development. New development that is consistent with the current land use designations in the community plan will not be required to contribute to the existing transportation system. Other funding sources will need to be identified for the remaining 98% of transportation needs.

## **Park and Recreation**

The City's Progress Guide and General Plan recommend a minimum 2.8 acres of parkland for every 1,000 residents, consisting of neighborhood and community parks. For every 3,500 to 5,000 residents, a minimum 10.0 acre neighborhood park is recommended to be located within a ½ mile service radius; unless it is located adjacent to an elementary school where joint use is possible and anticipated, the acreage may be reduced to 5.0 acres. For every 18,000 to 25,000 residents, a minimum 20.0 acre community park and a recreation center is recommended to be located within a 1½ mile service radius; unless it is located adjacent to an elementary or middle school where joint use is anticipated and feasible, the acreage may be reduced by 5.0 acres or 7.0 acres, respectively. And, for every 50,000 residents, a community swimming pool is recommended within 1½ to 2 miles service radius.

The Rancho Bernardo Community identifies strongly with its natural and topographic environment. It is adjacent to the San Pasqual Valley and Lake Hodges on the north and is surrounded on the east, south and west by hills, ridges and canyons which successfully buffer the community from neighboring urban developments. The community has successfully taken advantage of the area's many assets through imaginative development concepts. Ridges, slopes and canyon lands provide many opportunities to relate development to the environment and to develop natural and manicured open space systems that link activity centers and create an atmosphere of serenity and quality to the community.

Approximately 508 acres are designated for open space. This open space system includes the undeveloped slopes, canyon bottoms and natural drainage areas within the community. Prominent examples are the slopes of Battle Mountain and the Montelena area in the northeastern portion of the community, the hills and canyons of the Westwood Valley area to the northwest and the hills, slopes and riparian areas in the Camino Bernardo portion to the southwest. In addition, large open space areas in the Bernardo Heights and High Country West areas in the southern portion of the community have been established through open space easements and are owned and maintained by private homeowner associations. All such natural and landscaped areas in the Rancho Bernardo Community should remain as open space.

Rancho Bernardo is unique in that the primary developer, (AVCO) in accordance with City Council Policy regarding parks within this community, accepted full responsibility for the provision of community recreational facilities (Neighborhood Parks) in accordance with the standards of the Progress Guide and General Plan.. To date, these facilities include an extensive inventory which exceeds what is normally provided in standard neighborhood parks.

Privately developed recreation centers have been established on approximately 54 acres throughout the community and are owned and maintained by the homeowners associations. The major community centers include the Westwood Club (12.8 acres), Seven Oaks (4.7 acres), Oaks North (6.5 acres), Rancho Bernardo Swim and Tennis (10.3 acres), High Country West (6.3 acres), Bernardo Heights Recreation Center (7.2 acres) and Camino Bernardo Recreation Center (1.5 acres). The Eastview Club (2.7 acres) and the Las Brisas Bernardo Club (1.7 acres) provide special recreation centers restricted to local residents.

Other private recreational facilities including swimming pools, tennis courts and play areas have been developed in multi-family residential projects throughout the community. These include privately developed recreational facilities at Lucido Park (4.8 acres) and an extension of the Bernardo Heights Recreation Center (2.9 acres). Both of these facilities are operated and maintained by the Community Association of Bernardo Heights and the use of these facilities is limited to members of the Community Association.

Four golf courses containing about 523 acres have been developed within the community. Two 18-hole courses are privately owned and maintained for the exclusive use of members. In addition, an 18-hole golf course and a 27-hole executive golf course have been developed and are open for public use.

Rancho Bernardo is also served by one 35.10 acre community park. This park is developed with eight ballfields, parking facilities, restrooms and landscaping. It includes tennis courts, lawn bowling greens, lighting and other park amenities.

The current Rancho Bernardo community population warrants approximately 115.53 population-based park acres based on the General Plan guidelines. Based on the SANDAG 2030 population forecast, a total of approximately 121.72 acres of population-based park land is recommended at full community development. The required park acreage at full community development is calculated as follows:

$$\begin{aligned} 17,889 \text{ units} \times 2.43 \text{ persons per household} &= 43,470 \\ 43,470 / 1,000 \times 2.8 &= 121.72 \text{ acres} \end{aligned}$$

It has been determined that one additional identified acre of park land will be used to meet the needs of future residents as identified in the adopted community plan. These proposed parks are further described in Table 1 and beginning on page 45.

## **Fire Protection**

Fire protection for the Rancho Bernardo Community is provided by Station #33, built in 1970. The station is located at 16966 Bernardo Center Drive, San Diego.

Station 33 provides emergency and fire-rescue services, hazard prevention and safety education to the citizens of Rancho Bernardo in a territory covering 27.82

square miles, in one of the largest and busiest districts in all of San Diego. On average, the six members of Station #33 respond to over 350 calls a month for Ranch Bernardo and neighboring cities. All of which is accomplished from a 36 year old building designed for a crew of four that is in serious disrepair, overcrowded and creates hazardous traffic problems as vehicles move in and out of the station.

## **Library**

Library services for the Rancho Bernardo Community are being provided by the 20,000 square foot Rancho Bernardo Branch Library. This San Diego City branch library is located at 17110 Bernardo Center Drive, San Diego.

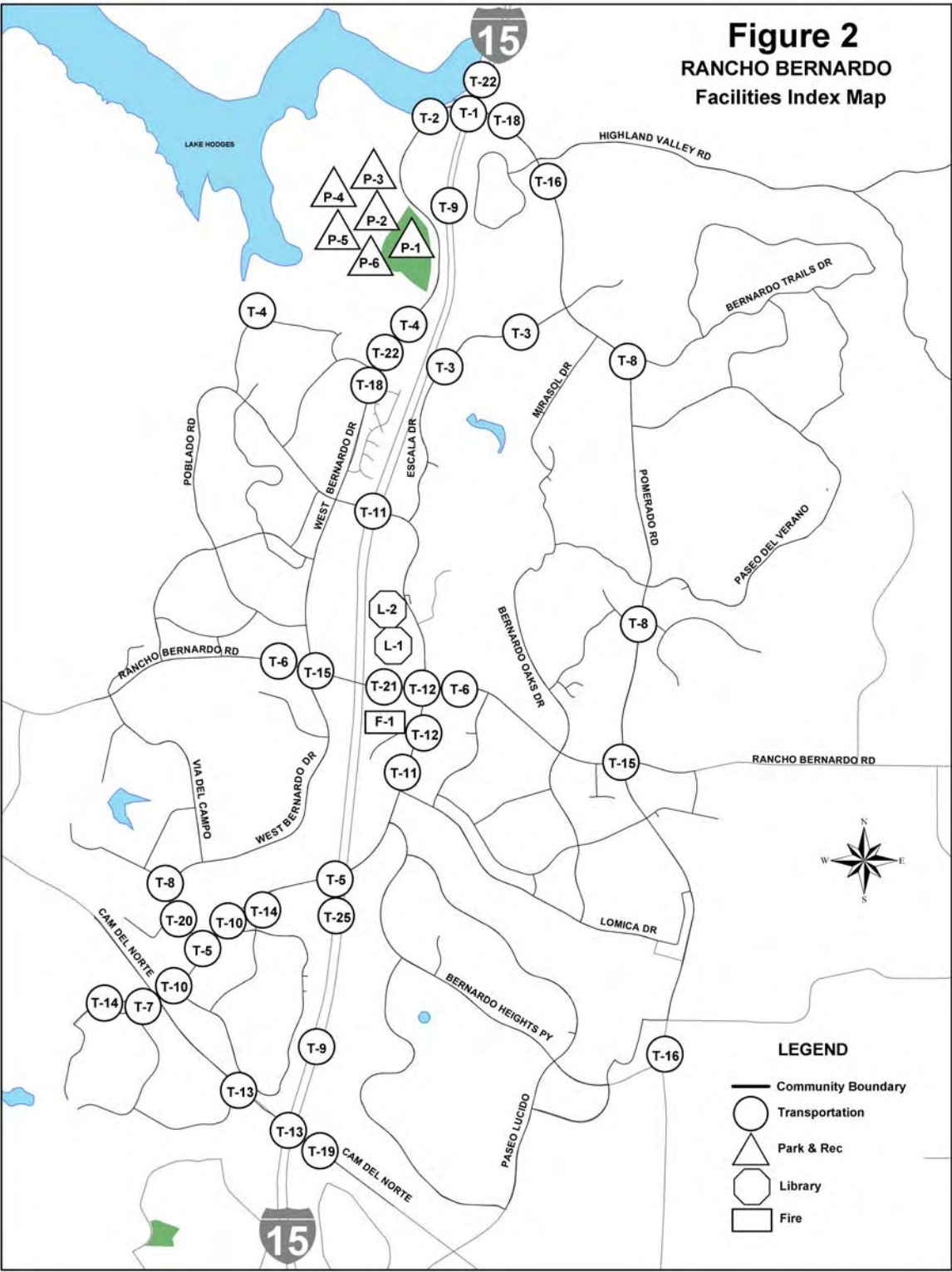
## **Police Protection**

The San Diego Police Department's Northeastern Area Storefront, located at 17110 Bernardo Center Drive, 2<sup>nd</sup> Floor, San Diego, serves the Rancho Bernardo community.

# **Summary of Public Facilities Needs**

The following Figure and Table summarizes the facility needs of the Rancho Bernardo Community. Figure 2 illustrates general locations for each of the listed projects. Table 1 reflects both long range needs and those needs reflected in the current Council adopted Capital Improvement Program (CIP). These projects are more fully described beginning on page 23.

The projects listed in Table 1 are subject to annual revision in conjunction with Council adoption of the annual Capital Improvement Program budget. Depending on priorities and availability of resources, substantial changes to these projects are possible from year to year.



# **Rancho Bernardo - Public Facilities Financing Plan**

## **Financing Strategy**

The City of San Diego has a variety of potential funding sources for financing public facilities. A portion of the funding for the needed facilities will be provided, as a part of the subdivision process by developers and by impact fees. Potential methods for financing public facilities are listed below:

- A. DEVELOPMENT IMPACT FEES (DIF)
- B. TRANSNET, GAS TAX
- C. ASSESSMENT DISTRICTS
- D. LANDSCAPING AND LIGHTING ACTS
- E. GENERAL OBLIGATION BOND ISSUES
- F. CERTIFICATES OF PARTICIPATION (COP)
- G. LEASE REVENUE BONDS
- H. BUSINESS LICENSE TAX REVENUE\*
- I. CAPITAL OUTLAY (LEASE REVENUE)
- J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
- K. FRANCHISE FEE REVENUE\*
- L. LOCAL TRANSPORTATION FUND
- M. MOTOR VEHICLE LICENSE FEE (MVLFF) REVENUE\*
- N. PARKING VIOLATION REVENUE\*
- O. PARKING METER REVENUE\*
- P. PARK SERVICE DISTRICT FEES (PSD)
- Q. PROPERTY TAX REVENUE\*
- R. TRANSIENT OCCUPANCY TAX (TOT)\*
- S. ANNUAL ALLOCATIONS
- T. PRIVATE CONTRIBUTIONS
- U. UTILITY USERS TAX
- V. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION
- W. SPECIAL TAXES FOR PUBLIC LIBRARIES
- X. PARK AND PLAYGROUND ACT OF 1909
- Y. GRANTS

\*These funds are currently allocated for general City operations, but may be used for capital improvements.

- A. DEVELOPMENT IMPACT FEES (DIF)** - Development Impact Fees are a method whereby the impact of new development upon the infrastructure is assessed, and, a fee system developed and imposed on developers to mitigate the impact of new development. DIF cannot be used for existing development's share. Impact fees are collected at the time of building permit issuance. Funds collected are deposited in a special interest bearing account and can only be used for identified facilities serving the community in

which they were collected. As sufficient funds are collected, the City proceeds with a construction program. Use of impact fees is one of the financing methods recommended for Rancho Bernardo.

- B. TRANSNET, GAS TAX,** and other programs such as a state-local partnership program may provide funds for community transportation projects. These funds will be allocated annually and may be used to fund a portion of the long-range capital need for future transportation improvements in Rancho Bernardo.
- C. ASSESSMENT DISTRICTS** - Special assessment financing, using 1913/1915 Assessment Acts or a Mello-Roos District could be used as a supplementary or alternative method of financing some facilities. A Mello-Roos District requires a 2/3 voter approval for passage. Other assessment districts generally require the support of the majority of the community. If an assessment is subject to Proposition 218, then it would require a 2/3 vote.
- D. LANDSCAPING AND LIGHTING ACTS** - Funds may be used for parks, recreation, open space, installation/construction of planting and landscaping, street lighting facilities, and maintenance. These ballot measures require a 2/3 voter approval for passage.
- E. GENERAL OBLIGATION BOND ISSUES** - Cities, counties and school districts may issue these bonds to finance land acquisition and capital improvements. The bonds are repaid with the revenues from increased property taxes. Bond issuance requires 2/3-voter approval for passage.
- F. CERTIFICATES OF PARTICIPATION (COP)** - These funds may only be used for land acquisition and capital improvements. City Council approval is required and a funding source for Debt Service must be identified.
- G. LEASE REVENUE BONDS** - These funds may be only used for capital improvements. City Council approval is required.
- H. BUSINESS LICENSE TAX REVENUE** - These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.
- I. CAPITAL OUTLAY (LEASE REVENUE)** - These funds are to be used for capital improvements. City Council approval is required.



**J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

This is a federal grant that is applied for annually. Applications are reviewed annually; City Council and the Department of Housing and Urban Development (HUD) approval are required.

**K. FRANCHISE FEE REVENUE** - The City collects franchise funds from San Diego Gas and Electric and cable companies for use of City right-of-way. These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**L. LOCAL TRANSPORTATION FUND** - These funds are applied for and are used only for bikeway projects. City Council and federal approval are required.

**M. MOTOR VEHICLE LICENSE FEE (MVLFF) REVENUE** - The state allocates a portion of vehicle license fee revenue to local governments. These funds are currently allocated for general City operations; but may be used for capital projects. City Council approval is required.

**N. PARKING VIOLATION REVENUE** - These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**O. PARKING METER REVENUE** - These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**P. PARK SERVICE DISTRICT FEE (PSD)** - This fee is charged at the subdivision level and can only be used for parks and park improvements. City Council approval is required.

**Q. PROPERTY TAX REVENUE** - Property owners are taxed one percent of the assessed value of the property. The City receives approximately 17 percent of one percent back from the state. These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.

**R. TRANSIENT OCCUPANCY TAX (TOT)** - The City's hotel tax is 10.5 percent and is currently allocated annually to eligible (tourist-related) organizations that request funding and to tourist-related City activities; but may be used for capital improvements. City Council approval is required.

**S. ANNUAL ALLOCATIONS** - In the years prior to the passage of Proposition 13, the City was able to respond to community facility needs by using a portion of sales tax revenue to support the Capital Improvements Program. This has been impossible for some time. However, if other revenues are increased, annual allocations could again be used to fund some capital facilities. This is a recommended method of funding some park and recreation facilities and transportation improvements. City Council approval is required.

**T. PRIVATE CONTRIBUTIONS** - Any private donations received by the City for capital improvements. City Council approval is required.

Potential methods for financing public facilities are described below:

**U. UTILITY USERS TAX** - These funds may be used for any general City operation or capital improvement. These require 2/3 voter approval for passage.

**V. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION**  
These funds may only be used for fire and police activities. These require 2/3 voter approval for passage.

**W. SPECIAL TAXES FOR PUBLIC LIBRARIES** - These funds may only be used for libraries and library improvements. These require 2/3 voter approval for passage.

**X. PARK AND PLAYGROUND ACT OF 1909** - These funds may be used for parks, urban open-space land, playground, and library facilities. These require 2/3 voter approval for passage.

**Y. GRANTS** - Grants are available and applied for from the federal government, state and other agencies.

## **General Assumptions and Conditions**

In connection with the application of the following methods of financing, these general assumptions and conditions apply:

1. Developers will be required to provide facilities normally provided within the subdivision process as a condition of subdivision approval, including but not limited to traffic signals.
2. Non-residential development will be charged for transportation and fire facilities through an impact fee approach, and may be assessed their pro rata share for park and recreation facilities and

libraries on a case by case basis as indicated by findings for these facilities.

3. The park and library fee distribution between residential and non-residential development will be reviewed each time findings are made to charge non-residential development for parks and libraries.
4. Abutting property owners are responsible for frontage improvements such as sidewalks, curbs and gutters.
5. The developer will pay the DEVELOPMENT IMPACT FEE at the time of building permit issuance.
6. DEVELOPMENT IMPACT FEE funds collected will be placed in a separate trust fund with interest earnings accumulated for use in the community planning area for identified facilities.

## **Development Impact Fee Determination**

### **Background**

In late 1987, staff developed and recommended impact fees for 28 urbanized communities. The City Council adopted the recommended fees, including those for the Rancho Bernardo Community planning area, to mitigate the impact of new development on public facilities. All undeveloped parcels are subject to development impact fees as are parcels which are permitted for intensified use. Monies collected are placed in City interest-accruing funds, to be used only for capital improvements serving the Rancho Bernardo Community.

The Rancho Bernardo Community Plan area is almost fully developed. Because of this, the fees will provide only a small portion of the financing needed for the facilities. Thus, the majority of the required public improvements will have to be provided through special funding mechanisms other than DIF.

### **Distribution of Project Costs and Fee Determination**

Development of the actual DIF to be imposed is based on the extent or degree to which each type of development generates a demand for, or receives benefit from the various existing public facilities. For example, all development generates vehicular traffic and thus, on an equitable basis, should share in the cost of transportation projects.

Development Impact Fees were determined for the various categories of needed public facilities on the basis of total amount of development at community plan build-out and on the basis of additional public facilities needed at community plan build-out. The impact fee base includes all eligible project needs except those identified as SUBDIVIDER funded. The fees also include an 8% charge to cover City administrative costs.

### **Transportation**

There is a clear relationship between the use of transportation facilities and the generation of vehicular trips based upon land use. In the report "San Diego Traffic Generators", authorized by CALTRANS and SANDAG, the traffic generated by various classes of use is detailed. This report summarizes data collected at major regional traffic generators as well as neighborhood and local traffic generators in the San Diego area. Traffic counts taken at each facility are related to various characteristics of the facility such as size, type of use, number of employees, floor area, parking spaces, or number of persons. For impact fee purposes, multi-family residential development is assumed for the Rancho Bernardo. The residential portion of the impact fee reflects an Average Daily Trip factor (ADT) of seven (7) as a basis for determining the impact fee. A considerable range has been found for traffic generation in non-residential

developments depending on the character and use of the property. For non-residential development in the Rancho Bernardo Community, average daily trips generated by specific types of nonresidential use are used.

Transportation projects are estimated after the scope of work is determined to be consistent with the Community Plan. The project improvements are laid out to design standards and material quantities are determined; for example the length of curbs and gutters, square footage of retaining walls and sidewalks, etc. Unit prices are then applied to the quantities, which are guided by the median prices received on current City of San Diego construction bid documents. Please refer to Appendix A for more detail. Additional costs are applied for contingencies (25%), mobilization (2%), engineering and administration (35-50%), right-of-way, bonds and environmental work.

Using the approved land use intensity and trip generation rates, the total number of trips at full community plan development is estimated to be 337,150. An analysis of the DIF eligible street improvements required for full community development (estimated costs in FY 2008 dollars) totals \$61,610,694. This cost divided by total trips of 337,150 results in an average daily trip for transportation facilities, including administrative costs of 8% totals \$197 per trip or \$1,379 per dwelling unit. The fee per dwelling unit is calculated using the average daily trip per unit of seven. These amounts will be paid by all future development.

## **Park and Recreation**

Park and Recreation needs are based on population derived from the number of dwelling units in the community. The Park and Recreation Department has identified projects needed in the Rancho Bernardo Community using the SANDAG 2030 population forecast. These projects are shown in Table 1 and in detail beginning on page 45. Non-residential development projects may, with appropriate findings in the future, also participate in funding a pro rata share of park facilities. For this financing plan update, park estimates are based on approximately \$400,000 per acre for design and construction which is derived from recently received competitive bids for other typical population-based park development projects, \$4,000,000 per acre for land acquisition and associated costs, \$350 per square foot for a recreation center, and \$4,500,000 for a swimming pool complex.

Allocating the total park and recreation facility costs of \$12,374,486 to the residential development at the SANDAG 2030 forecast of 17,889 units, results in an impact fee, including 8% administrative costs, of \$747 per unit.

For future reference, according to the Rancho Bernardo Community Plan, Page 56, "School Sites";

Any public school site in Rancho Bernardo, not needed for a school should be considered first for a community park or recreation facility. School sites should

be considered for residential housing only if the City determines, after a public hearing, that a particular site is not currently needed and will not, in the foreseeable future, be needed for public use. Any residential use of a school property should be further conditioned upon a determination that adequate public facilities exist to serve the additional units proposed and that there would be no significant traffic impacts from the proposed development. A Planned Residential Development Permit should be obtained for any residential development proposed on a site currently designated for school use. Any use other than a school will require an amendment to the Community Plan.

## **Library**

Library needs are based on population, which is derived from the number of dwelling units estimated at full community development. Therefore, only residential developments are charged development impact fee for libraries.

Library services will be provided by the existing 20,000 square foot Rancho Bernardo Branch Library located at 17110 Bernardo Center Drive. A 2,500 square foot expansion to the existing branch library is planned for the near future.

Allocating the total library costs only to residential property results in a library impact fee of \$579 per dwelling unit. This was calculated by dividing the total needed library facilities costs of \$9,592,463 by 17,889, the number of residential dwelling units at full community development, including 8% administrative costs.

## **Fire Facilities**

The Fire Station portion of the impact fee relates to the cost of providing fire facilities to adequately provide fire protection services to both residential and non-residential development within the community. Residential impact fees are based on an average cost per dwelling unit. The average cost per 1,000 square feet of gross building area is used to determine fees for non-residential development.

The Fire Department has identified one fire station serving the Rancho Bernardo area which needs improvements to extend the useful life of the station. Using the total amount of development, both residential and non-residential (approximately 82,749,840 square feet), and the Rancho Bernardo cost of needed fire facilities \$955,000, the resulting impact fee is \$12 per residential dwelling unit and \$12 per thousand square feet of non-residential development. This was calculated by dividing total fire requirements for Rancho Bernardo of \$955,000 by 82,750, including 8% for administrative costs.

## **Special Funds**

### **Special Park Fee Fund**

A significant change in the financing strategy for Rancho Bernardo is taking place with this financing plan update. The financing and cash flow methodology for the Planned Urbanizing community of Rancho Bernardo is changing due to the elimination of the Rancho Bernardo Special Park Fee (SPF). Historically, the Rancho Bernardo DIF had been composed of transportation, fire and library projects. Park projects were funded primarily through the Special Park Fee. Therefore, when a residential project went forward the applicant paid a SPF for the park projects, and a DIF to fund all the other projects in the financing plan. The authority to collect the separate SPF is no longer in the Municipal Code, and therefore, all new park projects, or cost increases to existing park projects, will now be included in the DIF, to the extent applicable. Any new residential projects will now pay an all inclusive DIF, instead of a DIF and a separate SPF. The funds previously collected and currently in the SPF fund will continue to be used to fund future park projects.

Below is a summary of revenues collected and corresponding expenditures for parks.

<b>SPECIAL PARK FEE FUND FOR RANCHO BERNARDO (39086)</b>	
Park Fees Received To-Date (1/12/07)	\$3,072,980
Interest Earnings To-Date (1/12/07)	<u>\$1,238,347</u>
Total Revenue @ 1/12/07	\$4,311,327
<u>Previously Funded Projects:</u>	
Rancho Bernardo Community Park and Recreation Building	(\$1,736,236)
Rancho Bernardo Community Park Sports field Lighting	(\$188,150)
Rancho Bernardo Community Park	(\$2,019,782)
Rancho Bernardo Community Park Acquisition	(\$50,000)
Rancho Bernardo Community Park Children's Play area	<u>(\$123,105)</u>
Total Expenditures	\$4,117,273
Fund balance available for future projects	\$194,054

## **Development Impact Fee Schedule**

The resulting impact fees for the Rancho Bernardo community planning area are as follows:

<b>RESIDENTIAL PROPERTY</b>					<b>COMMERCIAL/INDUSTRIAL</b>	
Transportation	Park & Rec	Library	Fire	Total per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1,000 sq. ft. of Gross Building Area (GBA)
\$1,379	\$747	\$579	\$12	<b>\$2,717</b>	<b>\$197</b>	<b>\$12</b>



## **PROJECT FUNDING SOURCES**

The project schedule and financing table on each project page uses a coding system to identify funding and revenue sources. This table provides a brief description of each source.

<u>REVENUE SOURCE</u>	<u>REVENUE SOURCE TITLE</u>
BENJ DONAT	Private Donations by the Benj Family
CITY CAPOUTLAY	Capital Outlay Fund
CMAQ	Congestion Mitigation Air Quality
DIF	Rancho Bernardo Development Impact Fees
PRIVATE	Private Donations
PRK FEE	Park Fees
STATE REV BOND	State Revenue Bond
SPF	Special Park Fees
TRANS	TransNet Fund
UNIDEN	Unidentified Funding

TABLE I  
**RANCHO BERNARDO - FACILITIES SUMMARY**  
 FISCAL YEAR 2008

PROJECT NO.	PROJECT DESCRIPTION	CIP NO.	PAGE NO	ESTIMATED PROJECT COST	BASIS FOR D.I.F.	IDENTIFIED FUNDING (\$)	IDENTIFIED FUNDING SOURCE(S)	POTENTIAL FUNDING SOURCES
<b><u>TRANSPORTATION PROJECTS</u></b>								
T-1	I-15/HIGHLAND VALLEY ROAD INTERCHANGE		23	\$7,254,600	\$7,254,600	\$6,000,000	CALTRANS	A,C,F,L,N,P,R,T,V,Z
T-2	WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS		24	\$235,400	\$0	\$235,400	BMR-FBA	
T-3	ESCALA DRIVE SIDEWALK	52-472.0	25	\$138,652	\$138,652	\$138,652	DIF	COMPLETED
T-4	ESCALA DRIVE (SMOKE SIGNAL DRIVE) EXTENSION		26	\$7,062,000	\$7,062,000	\$0		A,C,F,L,N,P,R,T,V,Z
T-5	BERNARDO CENTER DRIVE RAISED MEDIANS	52-651.0	27	\$600,000	\$600,000	\$600,000	DIF, TRANS, GASTAX	COMPLETED
T-6	RANCHO BERNARDO ROAD WIDENING (WEST BERNARDO DRIVE EAST TO I-15 - ADD TWO LANES)		28	\$7,856,000	\$0	\$7,856,000	SUBDIVIDER	A,C,F,L,N,P,R,T,V,Z
T-7	CAMINO DEL NORTE/BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS.		29	\$2,134,520	\$0	\$2,134,520	SUBDIVIDER	COMPLETED
T-8	TRAFFIC SIGNALS - VARIOUS LOCATIONS		30	\$959,157	\$959,157	\$599,157	DIF	A,C,F,L,N,P,R,T,V,Z
T-9	INTERSTATE 15 - LIGHT RAIL TRANSIT ALIGNMENT STUDY.	27-717.8	31	\$10,000	\$10,000	\$10,000	DIF	COMPLETED
T-10	BERNARDO CENTER DRIVE - CLOUDCREST DRIVE TO CAMINO DEL NORTE		32	\$12,840,000	\$12,840,000	\$0		A,C,F,L,N,P,R,T,V,Z
T-11	BERNARDO CENTER DRIVE FROM TOWN CENTER DRIVE TO I-15.		33	\$5,243,000	\$5,243,000	\$0		A,C,F,L,N,P,R,T,V,Z
T-12	BERNARDO CENTER DRIVE (NORTH) TRAFFIC SIGNAL INTERCONNECT		34	\$26,000	\$26,000	\$26,000	CMAQ	COMPLETED
T-13	CAMINO DEL NORTE SIDEWALK - PASEO MONTANOSO TO THE I-15		35	\$96,300	\$96,300	\$0		A,C,F,L,N,P,R,T,V,Z
T-14	BERNARDO CENTER DRIVE (WEST) TRAFFIC SIGNAL INTERCONNECT		36	\$82,390	\$82,390	\$82,390	CMAQ	COMPLETED
T-15	TRAFFIC SIGNAL INTERCONNECT AND CENTRAL COMMUNICATIONS IN THE RANCHO BERNARDO COMMUNITY.	62-327.0	37	\$750,000	\$750,000	\$750,000	CMAQ	COMPLETED
TRANSPORTATION PROJECTS - SUBTOTAL				\$45,288,019	\$35,062,099	\$18,432,119		

TABLE I  
**RANCHO BERNARDO - FACILITIES SUMMARY**  
 FISCAL YEAR 2008

PROJECT NO.	PROJECT DESCRIPTION	CIP NO.	PAGE NO	ESTIMATED PROJECT COST	BASIS FOR D.I.F.	IDENTIFIED FUNDING (\$)	IDENTIFIED FUNDING SOURCE(S)	POTENTIAL FUNDING SOURCES
<b><u>TRANSPORTATION PROJECTS - CONTINUED</u></b>								
T-16	POMERADO ROAD TRAFFIC SIGNAL INTERCONNECT	622757	38	\$538,595	\$538,595	\$538,595	DIF, CMAQ	COMPLETED
T-17	BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS		39	\$1,533,000	\$0	\$1,533,000	BMR-FBA, SUBDIVIDER, CALTRANS	
T-18	WEST BERNARDO DRIVE - ADANZA WAY TO I-15		40	\$26,010,000	\$26,010,000	\$1,510,000	TRANSNET	A,C,F,L,N,P,R,T,V,Z
T-19	CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS		41	\$11,482,000	\$0	\$11,482,000	BMR-FBA, SUBDIVIDER	
T-20	WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS		42	\$509,300	\$0	\$509,300	BMR-FBA,	COMPLETED
T-21	RANCHO BERNARDO ROAD WIDENING (I-15 EAST TO BERNARDO CENTER DRIVE - ADD TWO LANES)		43	\$1,427,690	\$0	\$1,427,690	BMR-FBA, SUBDIVIDER	
T-22	WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)		44	\$1,647,800	\$0	\$1,647,800	BMR-FBA	
<b>TOTAL - TRANSPORTATION PROJECTS</b>				<b>\$88,436,404</b>	<b>\$61,610,694</b>	<b>\$37,080,504</b>		

TABLE I  
**RANCHO BERNARDO - FACILITIES SUMMARY**  
 FISCAL YEAR 2008

PROJECT NO.	PROJECT DESCRIPTION	CIP NO.	PAGE NO	ESTIMATED PROJECT COST	BASIS FOR D.I.F.	IDENTIFIED FUNDING (\$)	IDENTIFIED FUNDING SOURCE(S)	POTENTIAL FUNDING SOURCES
<b><u>PARK AND RECREATION PROJECTS</u></b>								
P-1	RANCHO BERNARDO COMMUNITY PARK RECREATION CENTER		45	\$2,084,486	\$2,084,486	\$2,084,486	SPF, PRK FEE	COMPLETED
P-2	RANCHO BERNARDO COMMUNITY PARK - LAND ACQUISITION		46	\$4,000,000	\$4,000,000	\$0		A,C,F,L,N,P,R,T,V,Z
P-3	RANCHO BERNARDO COMMUNITY PARK - SWIMMING POOL		47	\$4,500,000	\$4,500,000	\$0		A,C,F,L,N,P,R,T,V,Z
P-4	RANCHO BERNARDO COMMUNITY PARK - TENNIS COURTS		48	\$200,000	\$200,000	\$0		A,C,F,L,N,P,R,T,V,Z
P-5	RANCHO BERNARDO COMMUNITY PARK - SPORTS FIELD LIGHTING		49	\$700,000	\$700,000	\$0		A,C,F,L,N,P,R,T,V,Z
P-6	RANCHO BERNARDO COMMUNITY PARK - ACQUISITION AND OFF-LEASH AREA	29-598.0	50	\$890,000	\$890,000	\$890,000	STATE	COMPLETED
<b>TOTAL-PARK AND RECREATION PROJECTS</b>				<b>\$12,374,486</b>	<b>\$12,374,486</b>	<b>\$2,974,486</b>		
<b><u>LIBRARY PROJECTS</u></b>								
L-1	RANCHO BERNARDO LIBRARY	35-084.0	51	\$6,087,763	\$6,087,763	\$6,087,763	DIF, BENJ DONAT, PRIVATE, CITY CAPOUTLAY, STATE	COMPLETED
L-2	RANCHO BERNARDO LIBRARY EXPANSION	35-114.0	52	\$3,504,700	\$3,504,700	\$3,504,700	REV BOND, TOT	
<b>TOTAL-LIBRARY PROJECTS</b>				<b>\$9,592,463</b>	<b>\$9,592,463</b>	<b>\$3,504,700</b>		
<b><u>FIRE PROJECTS</u></b>								
F-1	FIRE STATION #33		53	\$955,000	\$955,000	\$0		A,C,F,L,N,P,R,T,V,Z
<b>TOTAL-FIRE PROJECTS</b>				<b>\$955,000</b>	<b>\$955,000</b>	<b>\$0</b>		
<b>TOTAL-ALL PROJECTS</b>				<b>\$111,358,353</b>	<b>\$84,532,643</b>	<b>\$43,559,690</b>		

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-1 (FORMERLY 31-1)**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: I-15/HIGHLAND VALLEY ROAD INTERCHANGE**

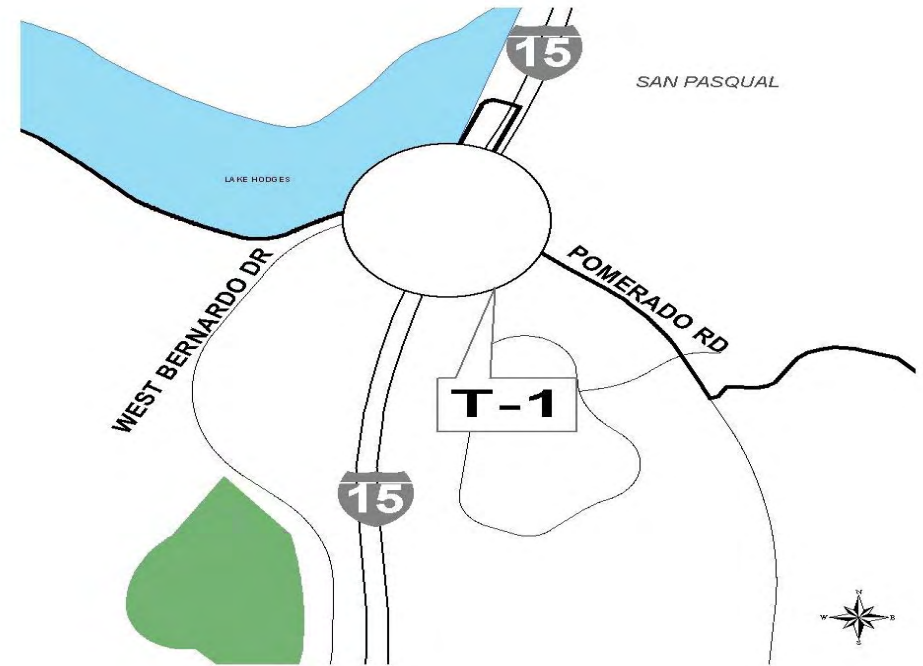
**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
6,000,000	CALTRANS		0	2,000,000	2,000,000	2,000,000	0	0	0
1,254,600	UNIDENTIFIED		0	0	0	0	0	0	0
<b>7,254,600</b>	<b>TOTAL</b>		0	2,000,000	2,000,000	2,000,000	0	0	0
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings									

**DESCRIPTION:** THIS PROJECT WILL BE BUILT IN TWO PHASES. PHASE I (2005-07) CALTRANS WILL CONSTRUCT NEW FOUR-LANE BRIDGE W/RAMPS AND ASSOCIATED TRAFFIC SIGNALS ON THE EAST AND WEST ENDS OF THE BRIDGE. PHASE II WILL BE BUILT BY THE CITY TO WIDEN POMERADO ROAD FROM EASTERLY RAMP INTERSECTION TO HIGHLAND VALLEY ROAD. RIGHT OF WAY ACQUISITION IS REQUIRED.

**JUSTIFICATION:** IMPROVEMENTS ARE REQUIRED TO ACCOMMODATE THE ADDITIONAL PEAK HOUR TRAFFIC DUE TO CONTINUED DEVELOPMENT IN THE COMMUNITY.

**SCHEDULE:** PHASE I TO BE DESIGNED AND CONSTRUCTED BY CALTRANS IN FY 2005-07. PHASE II WILL BE DESIGNED AND CONSTRUCTED BY THE CITY WHEN FUNDS BECOME IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-2**  
COUNCIL DISTRICT: 1  
COMMUNITY: RANCHO BERNARDO

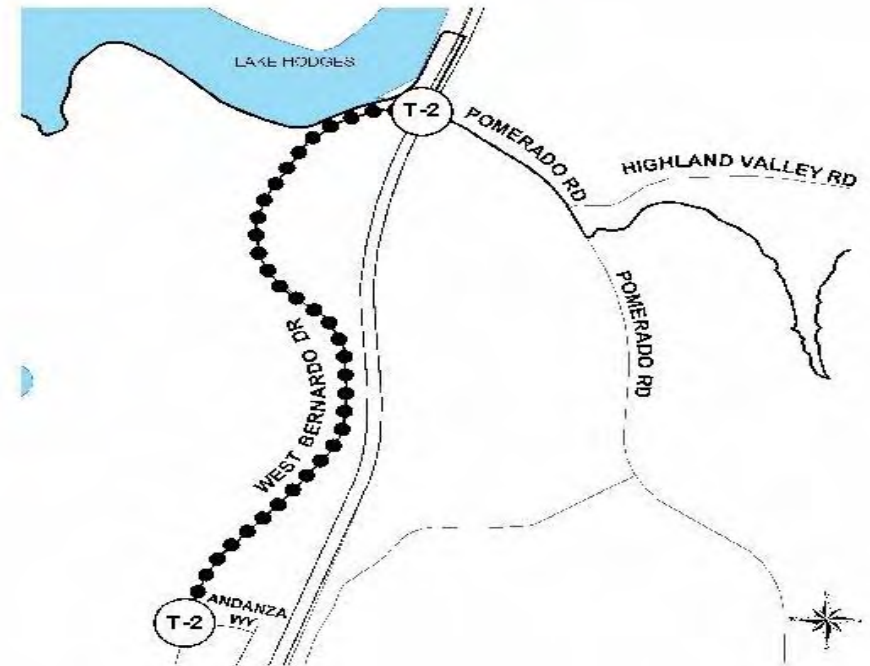
**TITLE: WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CONAPPN	2008	2009	2010	2011	2012	2013
235,400	BMR	0	0	0	235,400	0	0	0	0
235,400	TOTAL	0	0	0	235,400	0	0	0	0
L=Land Acquisition		P=Preliminary Design		D=Design	C=Construction	R=Reimbursement		F=Furnishings	

**DESCRIPTION:** DESIGN AND CONSTRUCT IMPROVEMENTS AT THE WEST BERNARDO DRIVE APPROACH TO THE I-15 SOUTHBOUND RAMPS TO PROVIDE FOR SIGNALIZATION AND TO PROVIDE A TRANSITION OF THE IMPROVEMENTS ON WEST BERNARDO ROAD TO THE SOUTH.

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH (BMR) AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.



**CROSS REF: BLACK MOUNTAIN RANCH PFFP PROJECT T-44**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-3 (FORMERLY 31-3)**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: ESCALA DRIVE SIDEWALK**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
138,652	DIF	138,652	0	0	0	0	0	0	0
<b>138,652</b>	<b>TOTAL</b>	138,652	0	0	0	0	0	0	0
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT PROVIDES FOR 750 FEET OF SIDEWALK ON THE EAST SIDE OF ESCALA DRIVE FROM BERNARDO GREENS UNIT 25 AND THE EASTVIEW UNITS SUBDIVISION. THIS AREA IS OWNED BY THE CITY OF SAN DIEGO.

**JUSTIFICATION:** THIS PEDESTRIAN ACCESS IS NEEDED TO PROVIDE A CONVENIENT AND SAFE WALKWAY TO RESIDENTIAL AREAS ON BOTH SIDES OF THE VALLEY.

**SCHEDULE:** THE PROJECT IS COMPLETE.

**CIP NO:** 52-472.0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-4 (FORMERLY 31-4)**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: ESCALA DRIVE (Smoke Signal Drive) EXTENSION**

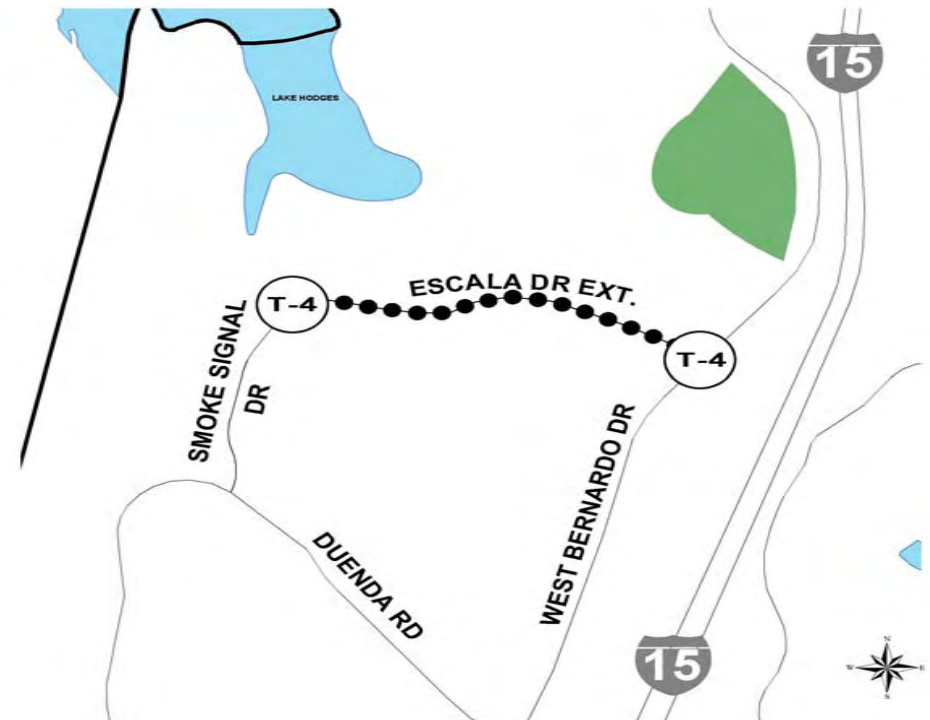
**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
7,062,000	UNIDENTIFIED		0	0	0	0	0	0	0
<b>7,062,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR ESCALA DRIVE EXTENSION AS A TWO-LANE COLLECTOR LINKING THE EXISTING ESCALA DRIVE WITH ALBORADA DRIVE AND WEST BERNARDO DRIVE.

**JUSTIFICATION:** THIS PROJECT WILL ALLOW TRAFFIC FROM WESTWOOD VALLEY TO HAVE DIRECT ACCESS TO WEST BERNARDO DRIVE.

**SCHEDULE:** PROJECT TO BE COMPLETED WHEN FUNDS ARE IDENTIFIED.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-5 (FORMERLY 31-5)**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: BERNARDO CENTER DRIVE RAISED MEDIANS**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
170,000	DIF	170,000	0	0	0	0	0	0	0
428,527	TRANS	428,527	0	0	0	0	0	0	0
1,473	GASTAX	1,473	0	0	0	0	0	0	0
<b>600,000</b>	<b>TOTAL</b>	<b>600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT PROVIDED FOR CONSTRUCTION OF MEDIANS FROM I-15 TO WEST BERNARDO DRIVE. THE MEDIAN IMPROVEMENTS INCLUDED ENHANCED PAVEMENT.

**JUSTIFICATION:** THIS PROJECT HELPS TO IMPROVE THE AESTHETIC QUALITIES OF THE ROADWAY IN ACCORDANCE WITH THE ADOPTED COMMUNITY PLAN GUIDELINES.

**SCHEDULE:** **PROJECT COMPLETE**

**CIP NO:** 52-651.0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-6 (FORMERLY 31-6)**

COUNCIL DISTRICT: 5

COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO ROAD WIDENING (West Bernardo Drive east to I-15 - add 2 lanes)**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2012
7,856,000	SUBDIVIDER	7,856,000	0	0	0	0	0	0	0
<b>7,856,000</b>	<b>TOTAL</b>	7,856,000	0	0	0	0	0	0	0
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** DESIGN AND CONSTRUCT THE ADDITION OF TWO LANES TO THE EXISTING FOUR-LANE PORTION OF RANCHO BERNARDO ROAD AND I-15 SOUTHBOUND RAMPS TO ATTAIN THE SIX-LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED COMMUNITY PLAN.

SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN THE DEVELOPERS OF BLACK MOUNTAIN RANCH (BMR) AND DEVELOPERS IN SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BMR AND SURROUNDING COMMUNITIES.

**CROSS REF:** BLACK MOUNTAIN RANCH PFFP PROJECTS T-39.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-7 (FORMERLY 31-7)**

COUNCIL DISTRICT: 5

COMMUNITY: RANCHO BERNARDO

**TITLE: CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
2,134,520	SUBDIVIDER	2,134,520	0	0	0	0	0	0	0
<b>2,134,520</b>	<b>TOTAL</b>	2,134,520	0	0	0	0	0	0	0
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings									

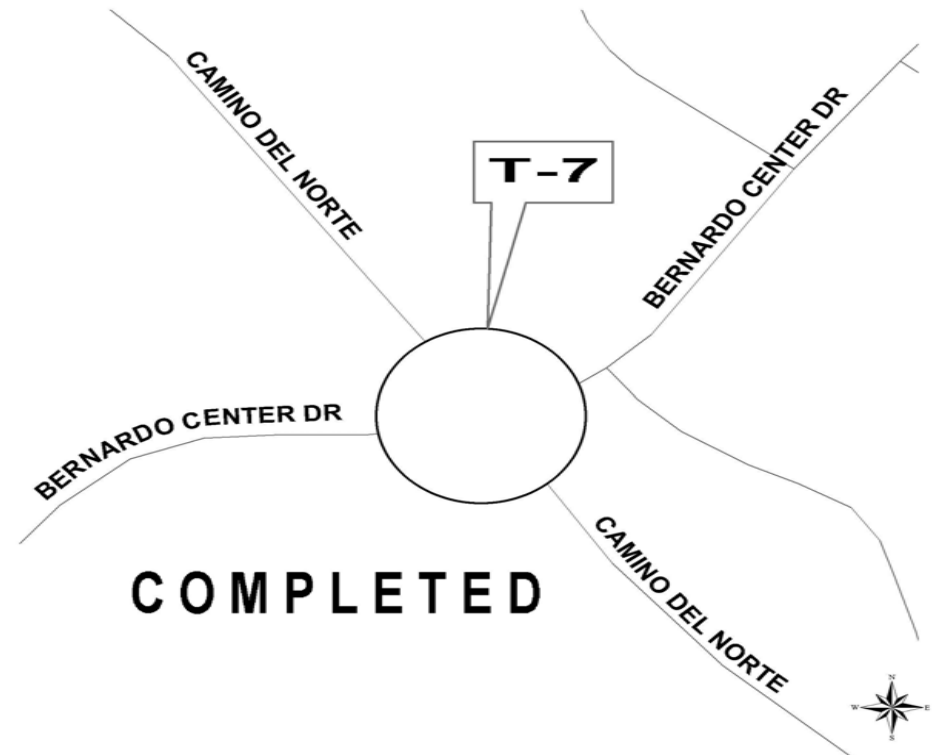
**DESCRIPTION:** DESIGN AND CONSTRUCTION IMPROVEMENTS AT THE INTERSECTIION OF CAMINO DEL NORTE AND BERNARDO CENTER ROAD INCLUDING DUAL LEFT TURNS FROM EACH APPROACH AND FULL USE OF THE THROUGH LANES. PROVIDE RIGHT TURN LANE FOR WESTBOUND TO NORTHBOUND MOVEMENT. PROVIDE PEDESTRIAN BRIDGE OVER CAMINO DEL NORTE.

SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN THE DEVELOPERS OF BLACK MOUNTAIN RANCH (BMR) AND DEVELOPERS IN SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

**NOTE:** THIS PROJECT WAS COMPLETED BY 4S RANCH.

CROSS REF: BLACK MOUNTAIN RANCH PFFP PROJECT T-37



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-8 (FORMERLY 31-8)**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: TRAFFIC SIGNALS - VARIOUS LOCATIONS**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

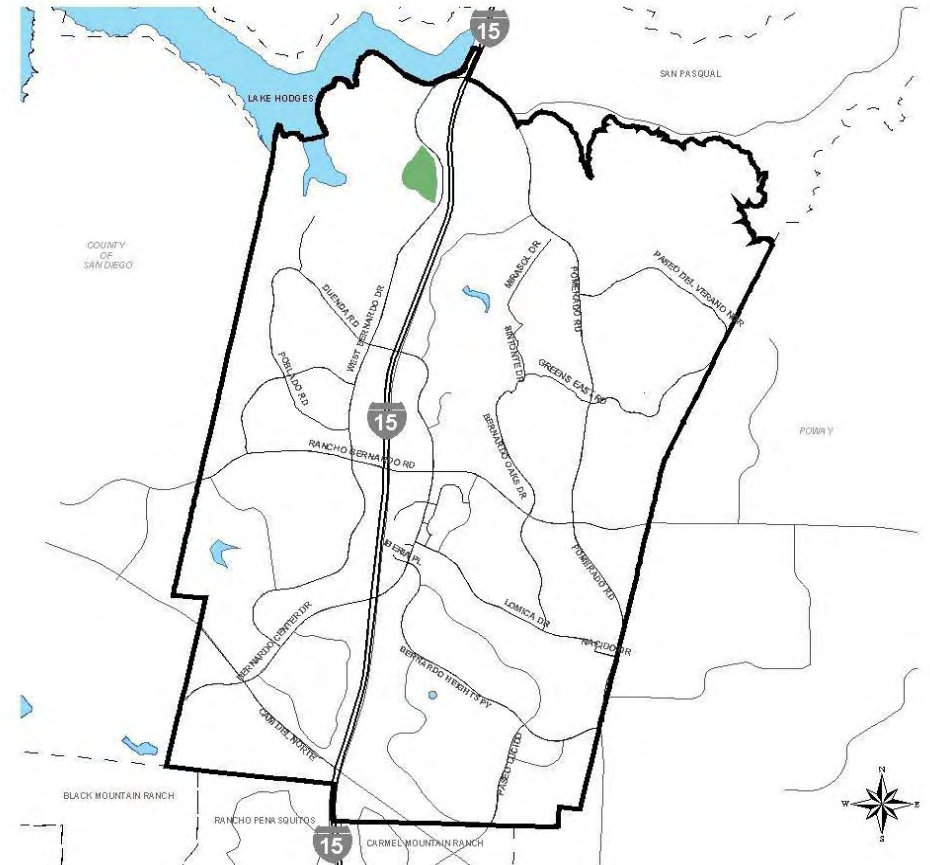
FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
599,157	DIF	585,539	13,618	0	0	0	0	0	0
360,000	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>959,157</b>	<b>TOTAL</b>	<b>585,539</b>	<b>13,618</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION:** THIS PROJECT CONSISTS OF THE INSTALLATION OF TRAFFIC SIGNALS AT VARIOUS LOCATIONS.

LOCATION	COST	DIF APPROP.	DIF EXPENDED
TECHNOLOGY DR. & W. BERNARDO DR.	\$180,000	\$0	\$0
BERNARDO TRAILS DR. & POMERADO RD.	\$180,000	\$0	\$0
GRANDEE PL. & POMERADO RD. CIP 62-9228	\$13,336	\$13,336	\$13,336
RANCHO BERNARDO RD & VIA DEL CAMPO CIP 26-9634	\$65,978	\$65,978	\$65,978
RANCHO BERNARDO RD AND MATINAL CIP 26-9639	\$31,308	\$31,308	\$31,308
W. BERNARDO DR. TO MATINAL CIP 26-9645	\$70,064	\$70,064	\$70,064
PASEO DEL VERANO NORTE & POMERADO CIP 62-9221	\$92,327	\$92,327	\$92,327
ESCALA DR & BERNARDO CENTER DR CIP 62-9222	\$16,622	\$16,622	\$16,622
REIMB TO NEWLAND TRAFFIC SIGNAL PROJECT CIP 62-2752	\$65,897	\$65,897	\$65,897
AVENIDA LA VALENCIA & POMERADO ROAD CIP 62-2759	\$193,625	\$193,625	\$193,625
VIA DEL CAMPO & WEST BERNARDO DRIVE CIP 28-1837	\$50,000	\$50,000	\$36,382
<b>TOTAL</b>	<b>\$959,157</b>	<b>\$599,157</b>	<b>\$585,539</b>

**JUSTIFICATION:** THE INSTALLATION OF TRAFFIC SIGNALS WILL ENSURE THE HIGHEST DEGREE OF TRAFFIC SAFETY AND TRAFFIC FLOW.

**SCHEDULE:** INCOMPLETE PROJECTS TO BE COMPLETED WHEN FUNDS ARE AVAILABLE.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-9 (FORMERLY 31-12)**

COUNCIL DISTRICT: 5

COMMUNITY: RANCHO BERNARDO

**TITLE: INTERSTATE 15 - LIGHT RAIL TRANSIT ALIGNMENT STUDY**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
10,000	DIF	10,000	0	0	0	0	0	0	0
<b>10,000</b>	<b>TOTAL</b>	10,000	0	0	0	0	0	0	0

DESCRIPTION: THE STUDY WAS A FEASIBILITY STUDY TO DEFINE AN ALIGNMENT FOR A LIGHT RAIL TRANSIT LINE IN THE I-15 CORRIDOR.

JUSTIFICATION: THIS WAS RANCHO BERNARDO'S SHARE OF THE STUDY

SCHEDULE: **PROJECT COMPLETE**

CIP NO: 27-717.8



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-10**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: BERNARDO CENTER DRIVE - CLOUDCREST DRIVE TO CAMINO DEL NORTE**

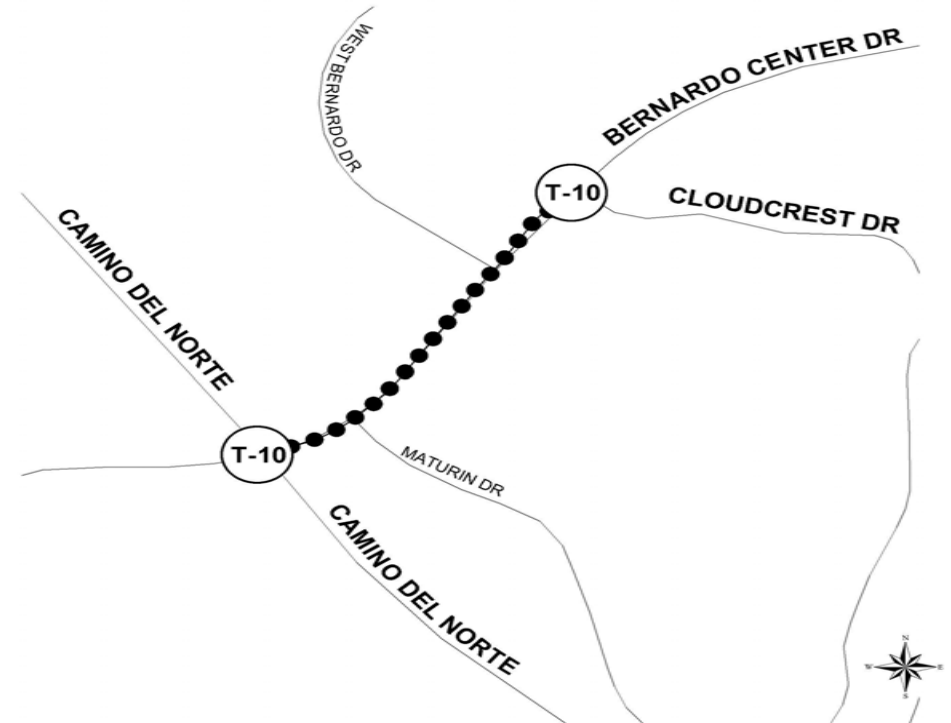
**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
12,840,000	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>12,840,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE WIDENING OF BERNARDO CENTER DRIVE TO A SIX-LANE MAJOR STREET FROM CLOUDCREST DRIVE SOUTHERLY TO CAMINO DEL NORTE, AND INCLUDES BIKE LANES.

**JUSTIFICATION:** THIS PROJECT WILL COMPLETE THE IMPROVEMENTS TO BERNARDO CENTER DRIVE CALLED FOR IN THE COMMUNITY PLAN.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL OCCUR WHEN FUNDING IS IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-11**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: BERNARDO CENTER DRIVE FROM TOWN CENTER DRIVE TO I-15**

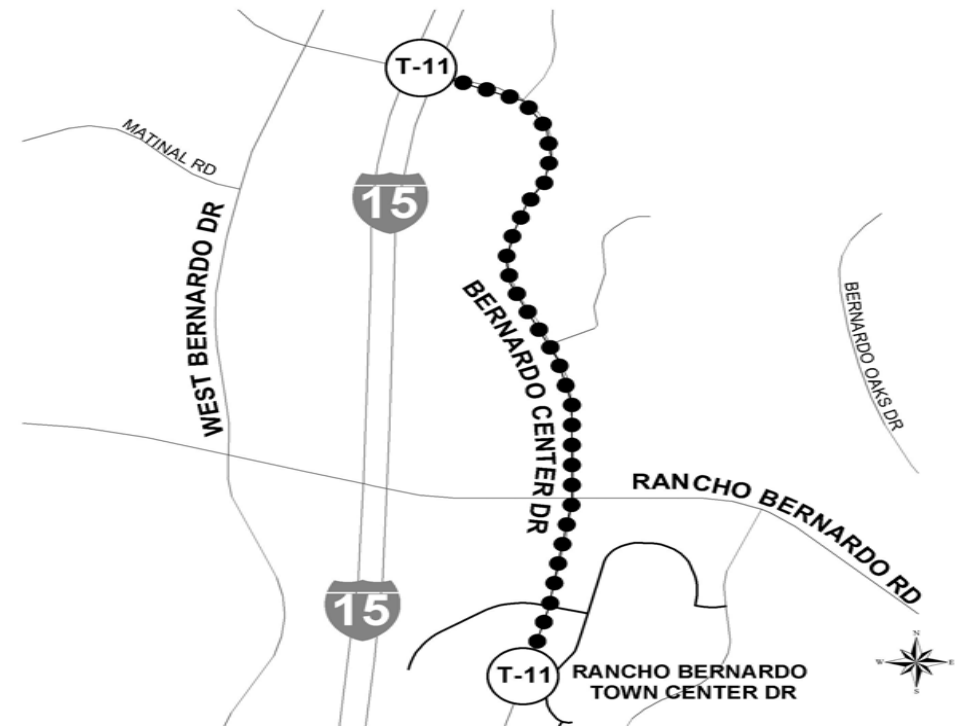
**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
5,243,000	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>5,243,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE WIDENING OF BERNARDO CENTER DRIVE FROM TOWN CENTER DRIVE TO I-15 TO A MODIFIED SIX LANE MAJOR STREET WITH CLASS II BIKE LANES. PARKING WILL BE REMOVED.

**JUSTIFICATION:** THIS PROJECT WILL COMPLETE THE IMPROVEMENTS TO BERNARDO CENTER DRIVE CALLED FOR IN THE COMMUNITY PLAN.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL OCCUR WHEN FUNDING IS IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-12**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: BERNARDO CENTER DRIVE (NORTH) TRAFFIC SIGNAL INTERCONNECT**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
26,000	CMAQ	26,000	0	0	0	0	0	0	0
<b>26,000</b>	<b>TOTAL</b>	26,000	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE INTERCONNECTION OF THE TRAFFIC SIGNALS ON BERNARDO CENTER DRIVE FROM RANCHO BERNARDO ROAD TO BERNARDO PLAZA DRIVE.

**JUSTIFICATION:** THIS PROJECT PROVIDES COORDINATION OF TRAFFIC SIGNALS TO IMPROVE TRAFFIC FLOW.

**SCHEDULE:** THIS PROJECT IS COMPLETE.

**COMPLETED**





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-13**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: CAMINO DEL NORTE SIDEWALK - PASEO MONTANOSO TO I-15**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

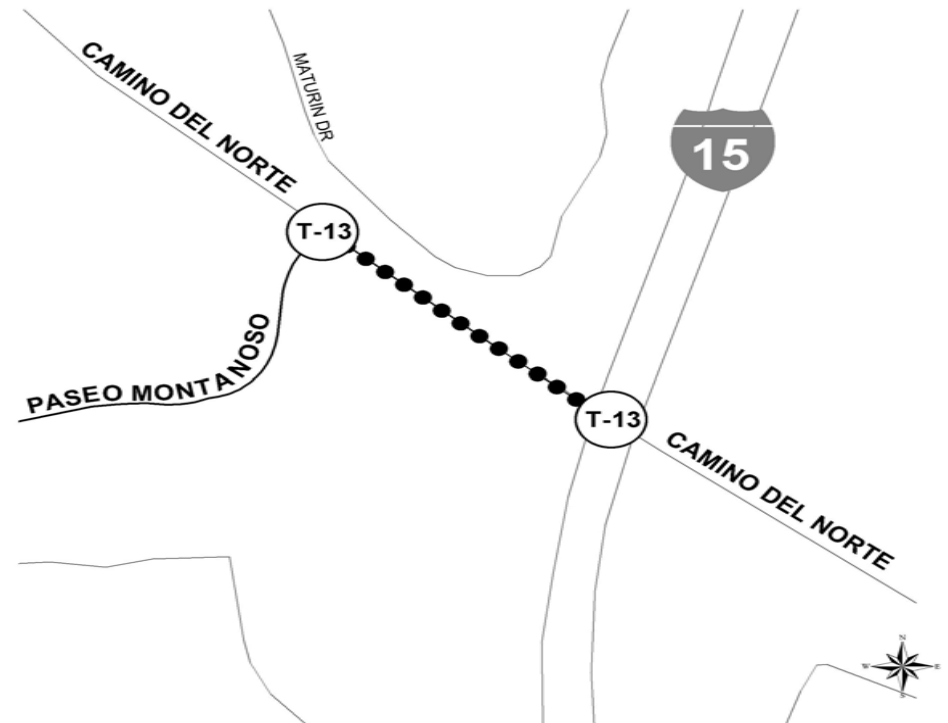
FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
96,300	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>96,300</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR CONSTRUCTION OF SIDEWALKS ON THE NORTH SIDE OF CAMINO DEL NORTE FROM PASEO MONTANOSO TO THE I-15 SOUTHBOUND OFF-RAMP.

**JUSTIFICATION:** THIS PROJECT WILL PROVIDE A SAFE WALKWAY FOR PEDESTRIANS TO ACCESS THE BUS STOP ON THE NORTH SIDE OF THE CAMINO DEL NORTE/PASEO MONTANOSO INTERSECTION.

THIS PROJECT IS ON THE UNFUNDED SIDEWALK NEEDS LIST AND WILL COMPETE FOR ANNUAL SIDEWALK FUNDS.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL OCCUR WHEN FUNDING IS IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-14**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: BERNARDO CENTER DRIVE (WEST) TRAFFIC SIGNAL INTERCONNECT**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

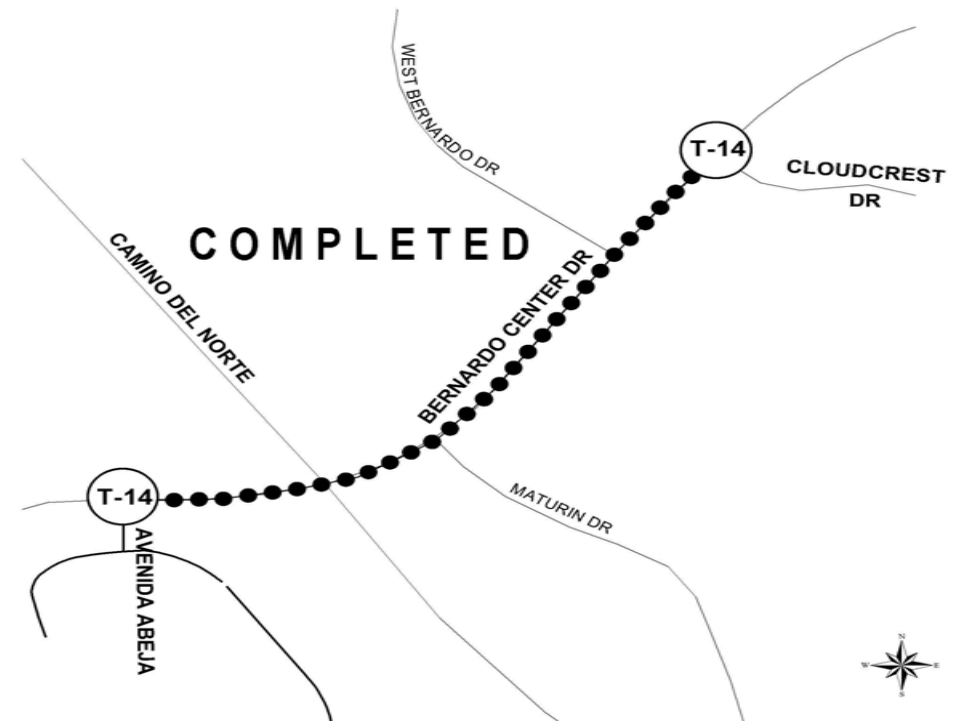
FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
82,390	CMAQ	82,390	0	0	0	0	0	0	0
<b>82,390</b>	<b>TOTAL</b>	82,390	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE AN INTERCONNECT FOR THE TRAFFIC SIGNALS ALONG BERNARDO CENTER DRIVE FROM AVENIDA ABEJA TO CLOUDCREST DRIVE.

**JUSTIFICATION:** THIS PROJECT WILL PROVIDE TRAFFIC SIGNAL COORDINATION TO IMPROVE THE EFFICIENCY AND FLOW OF TRAFFIC ON BERNARDO CENTER DRIVE

**SCHEDULE:** PROJECT WAS COMPLETED.

**CIP NO:**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-15**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: TRAFFIC SIGNAL INTERCONNECT AND CENTRAL COMMUNICATIONS IN THE RANCHO BERNARDO COMMUNITY**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

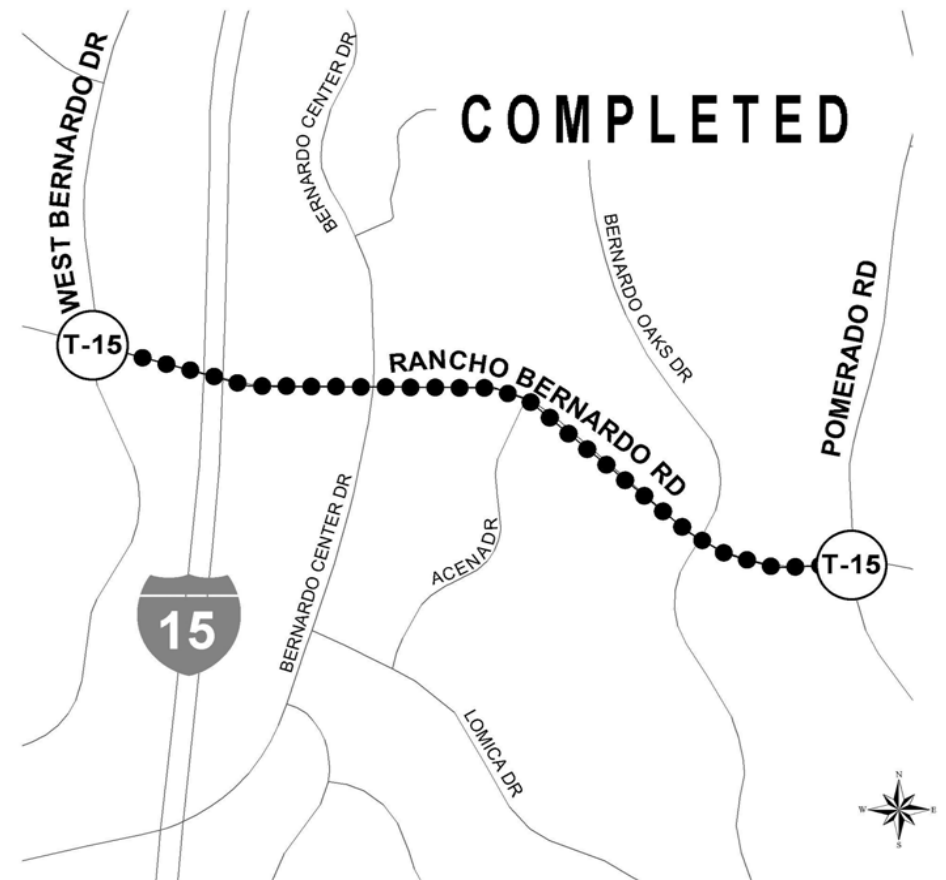
FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
750,000	CMAQ	750,000	0	0	0	0	0	0	0
<b>750,000</b>	<b>TOTAL</b>	750,000	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR TRAFFIC SIGNAL INTERCONNECT AND CENTRAL COMMUNICATIONS TO 37 TRAFFIC SIGNALS IN THE RANCHO BERNARDO COMMUNITY. CENTRAL COMMUNICATIONS WILL BE ACHIEVED BY WIRELESS COMMUNICATION OR BY CONNECTING TO A PROPOSED ADDITION TO THE FIBER OPTIC NETWORK.

**JUSTIFICATION:** THIS PROJECT WILL ACCOMMODATE THE NEED TO CENTRALLY CONTROL HEAVILY-TRAVELED ARTERIALS AND PROVIDE CONSTANT SURVEILLANCE FOR EFFICIENT TRAFFIC SIGNAL OPERATION AND MAINTENANCE.  
THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND IS IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

**SCHEDULE:** PROJECT WAS COMPLETED.

**CIP NO:** 62-327.0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-16**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: POMERADO ROAD TRAFFIC SIGNAL INTERCONNECT**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

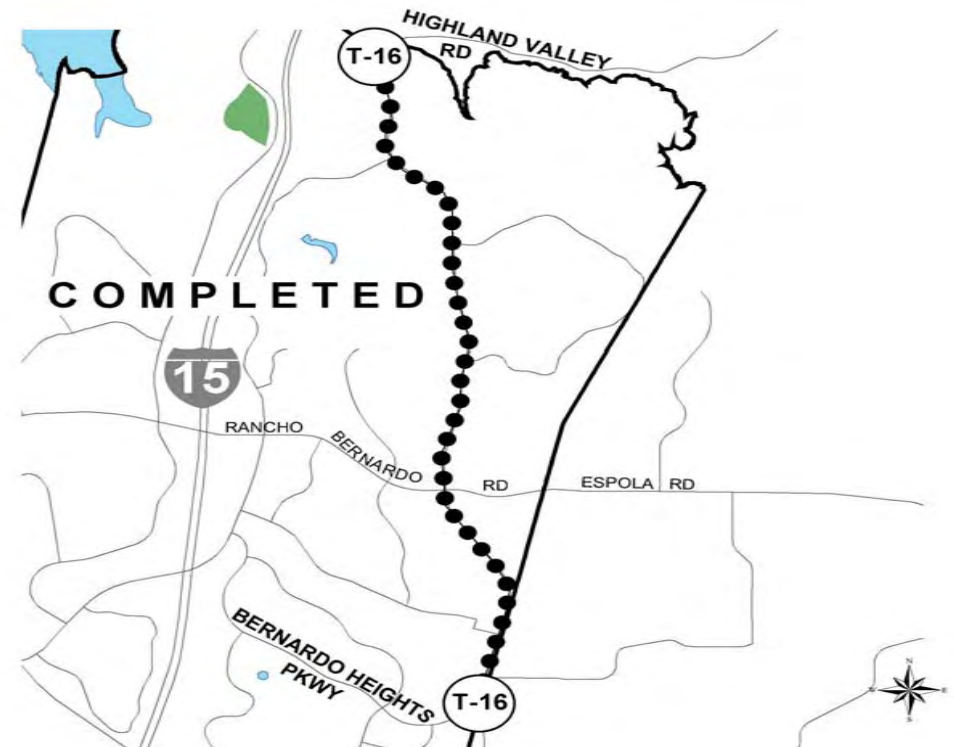
FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
88,595	DIF	88,595	0	0	0	0	0	0	0
450,000	CMAQ	450,000							
<b>538,595</b>	<b>TOTAL</b>	<b>538,595</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION:** THIS PROJECT WILL PROVIDE AN INTERCONNECT FOR THE TRAFFIC SIGNALS ALONG POMERADO ROAD FROM BERNARDO HEIGHTS PARKWAY TO HIGHLAND VALLEY ROAD.

**JUSTIFICATION:** THIS PROJECT PROVIDES TRAFFIC SIGNAL COORDINATION TO IMPROVE THE EFFICIENCY AND FLOW OF TRAFFIC ON POMERADO ROAD.

**SCHEDULE:** PROJECT IS COMPLETE.

**CIP NO:** 62-275.7



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-17**  
COUNCIL DISTRICT: 1  
COMMUNITY: RANCHO BERNARDO

**TITLE: BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

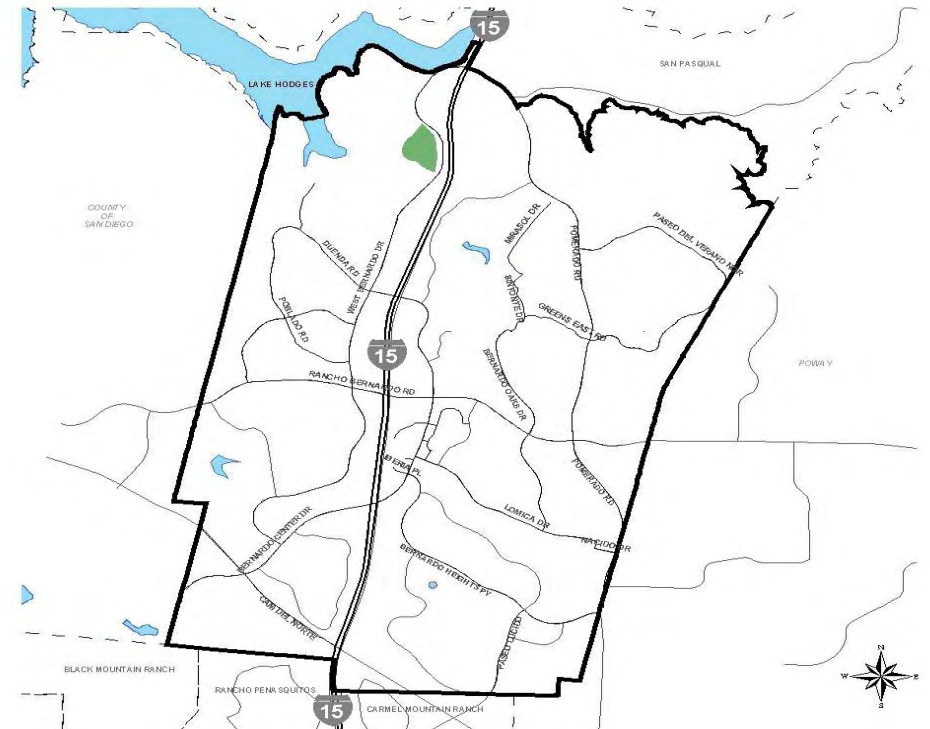
FUNDING:	SOURCE	EXPEN/ENCUM	CONAPPN	2008	2009	2010	2011	2012	2013
252,000	BMR-FBA (CR)	0	0	0	252,000	0	0	0	0
341,000	SUBDIVIDER	0	0	0	341,000	0	0	0	0
940,000	CALTRANS	940,000	0	0	0	0	0	0	0
<b>1,533,000</b>	<b>TOTAL</b>	940,000	0	0	593,000	0	0	0	0
L=Land Acquisition		P=Preliminary Design	D=Design	C=Construction	R=Reimbursement	F=Furnishings			

**DESCRIPTION:** DESIGN AND CONSTRUCT IMPROVEMENTS AT THE INTERCHANGE OF BERNARDO CENTER DRIVE AT I-15 INCLUDING IMPROVEMENTS TO THE NORTHBOUND I-15 RAMPS CONSISTING OF DUAL LEFT TURN LANES FROM EACH APPROACH AND AN EXCLUSIVE RIGHT TURN LANE FOR THE WESTBOUND MOVEMENT. INCLUDES A SOUTHBOUND RIGHT TURN LANE FROM I-15 TO BERNARDO CENTER DRIVE. SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN THE DEVELOPERS OF BLACK MOUNTAIN RANCH (BMR) AND DEVELOPERS IN SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BMR AND SURROUNDING COMMUNITIES.

**NOTE:** THE AMOUNT SHOWN IS TAKEN FROM THE "JOINT COMMUNITY FACILITIES AGREEMENT", DATED APRIL 3, 2006, AGREEMENT NO. 11-0623.

**CROSS REF: BLACK MOUNTAIN RANCH PFFP PROJECT T-46**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-18 (FORMERLY 31-2)**  
COUNCIL DISTRICT: 1  
COMMUNITY: RANCHO BERNARDO

**TITLE: WEST BERNARDO DRIVE - ADANZA WAY TO I-15**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CONAPPN	2005	2006	2007	2008	2009	2010
24,500,000	UNIDEN	0	0	0	0	0	0	0	0
1,510,000	TRANSNET	1,510,000	0	0	0	0	0	0	0
<b>26,010,000</b>	<b>TOTAL</b>	1,510,000	0	0	0	0	0	0	0
L=Land Acquisition		P=Preliminary Design	D=Design	C=Construction	R=Reimbursement	F=Furnishings			

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE WIDENING OF WEST BERNARDO DRIVE WHICH WILL BE DONE IN TWO PHASES. PHASE I PROVIDES FOR THE INSTALLATION OF A TRAFFIC SIGNAL AND STREET WIDENING TO A TWO LANE COLLECTOR AT THE INTERSECTION/ENTRANCE TO CASA DE LAS CAMPANAS RESIDENTIAL CARE FACILITY. THE ENTRANCE TO THE COMMUNITY PARK WAS ALSO REALIGNED AND CURB AND GUTTERS INSTALLED. PHASE II OF THIS PROJECT WILL WIDEN WEST BERNARDO DRIVE TO A FOUR-LANE MAJOR STREET FROM ADANZA WAY TO I-15, INCLUDING CURB AND GUTTER, SIDEWALK AND CLASS III BICYCLE ROUTE.

**JUSTIFICATION:** PHASE II WILL PROVIDE THE NECESSARY MAJOR STREET CONNECTION BETWEEN THE NORTHERLY PORTION OF POMERADO ROAD, LOCATED EASTERLY OF I-15 AND THE WESTWOOD DEVELOPMENT WEST OF I-15.

**SCHEDULE:** PHASE I IS COMPLETE. PHASE II WILL BE COMPLETED WHEN FUNDING IS IDENTIFIED.

**CIP NO:** 52-489.0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-19**  
COUNCIL DISTRICT: 1  
COMMUNITY: RANCHO BERNARDO

**TITLE: CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS**

**DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS**

FUNDING:	SOURCE	EXPEN/ENCUM	CONAPPN	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
1,967,000	BMR-FBA (CR)	0	0	0	1,967,000	0	0	0	0
9,515,000	SUBDIVIDER	0	0	9,515,000	0	0	0	0	0
11,482,000	TOTAL	0	0	9,515,000	1,967,000	0	0	0	0
L=Land Acquisition		P=Preliminary Design		D=Design	C=Construction	R=Reimbursement	F=Furnishings		

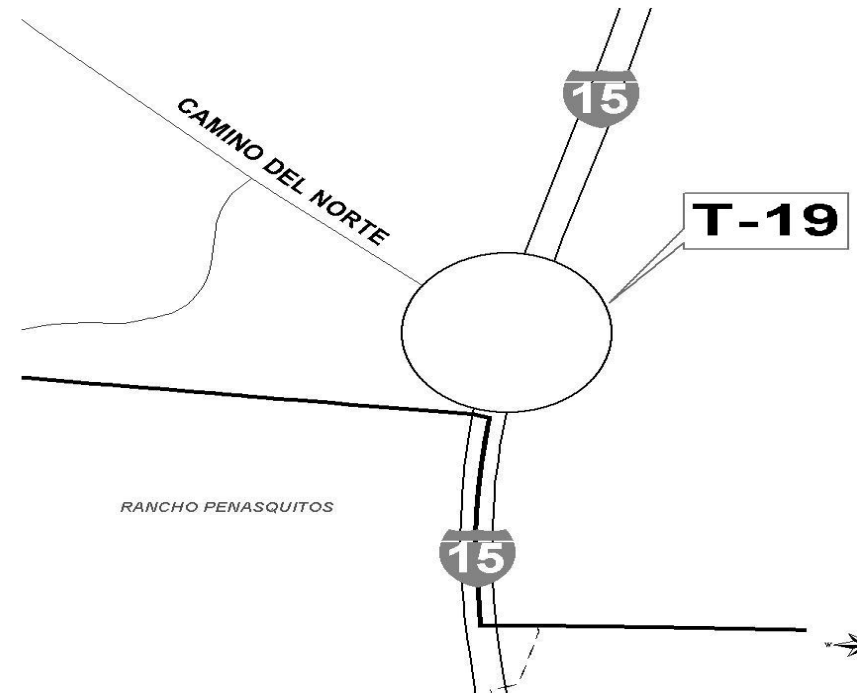
**DESCRIPTION:** DESIGN AND CONSTRUCT IMPROVEMENTS TO THE INTERCHANGE AT I-15 AND CAMINO DEL NORTE TO ACHIEVE DUAL LEFT TURN LANES FROM CAMINO DEL NORTE ENTERING I-15 AND SELECTED RAMP

SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN DEVELOPERS IN SANTE FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH (BMR) AND SURROUNDING COMMUNITIES.

**NOTE:** THE AMOUNT SHOWN IS TAKEN FROM THE "JOINT COMMUNITY FACILITIES AGREEMENT", DATED APRIL 2, 2006, AGREEMENT NO. 110623.

CROSS REF: BLACK MOUNTAIN RANCH PFFP PROJECT T-38



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-20**  
COUNCIL DISTRICT: 1  
COMMUNITY: RANCHO BERNARDO

**WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE  
INTERSECTION IMPROVEMENTS**

TITLE:

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

FUNDING:	SOURCE	EXPEN/ENCUM	CONAPPN	2008	2009	2010	2011	2012	2013
509,300	BMR-FBA (CR)	0	0	0	509,300	0	0	0	0
509,300	TOTAL	0	0	0	509,300	0	0	0	0
L=Land Acquisition		P=Preliminary Design		D=Design	C=Construction	R=Reimbursement		F=Furnishings	

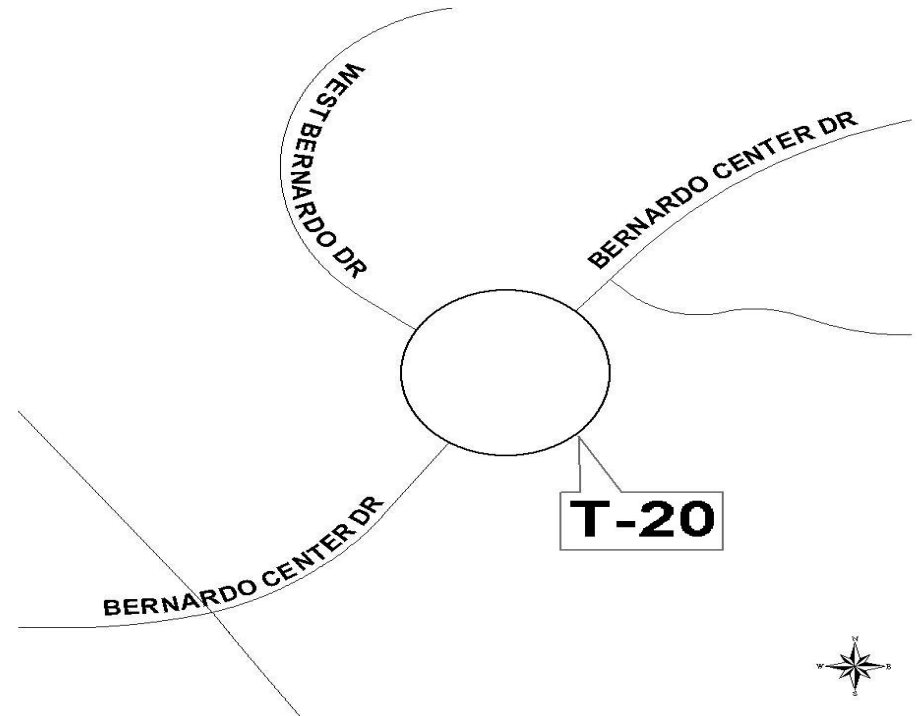
**DESCRIPTION:** DESIGN AND CONSTRUCT INTERSECTION IMPROVEMENTS TO PROVIDE ADDITIONAL RIGHT TURNS FROM BERNARDO CENTER DRIVE WEST BERNARDO DRIVE INCLUDING A MINOR WIDENING.

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

**NOTE:** DEVELOPER ADVANCE IS ANTICIPATED BY BMR, LLC.

**SCHEDULE:** SCHEDULED TO BE COMPLETED IN FISCAL YEAR 2009.

CROSS REF: BLACK MOUNTAIN RANCH PFFP PROJECT T-45





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-21**  
COUNCIL DISTRICT: 1  
COMMUNITY: RANCHO BERNARDO

**RANCHO BERNARDO ROAD WIDENING (I-15 EAST TO BERNARDO  
CENTER DRIVE - ADD TWO LANES)**

TITLE:

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

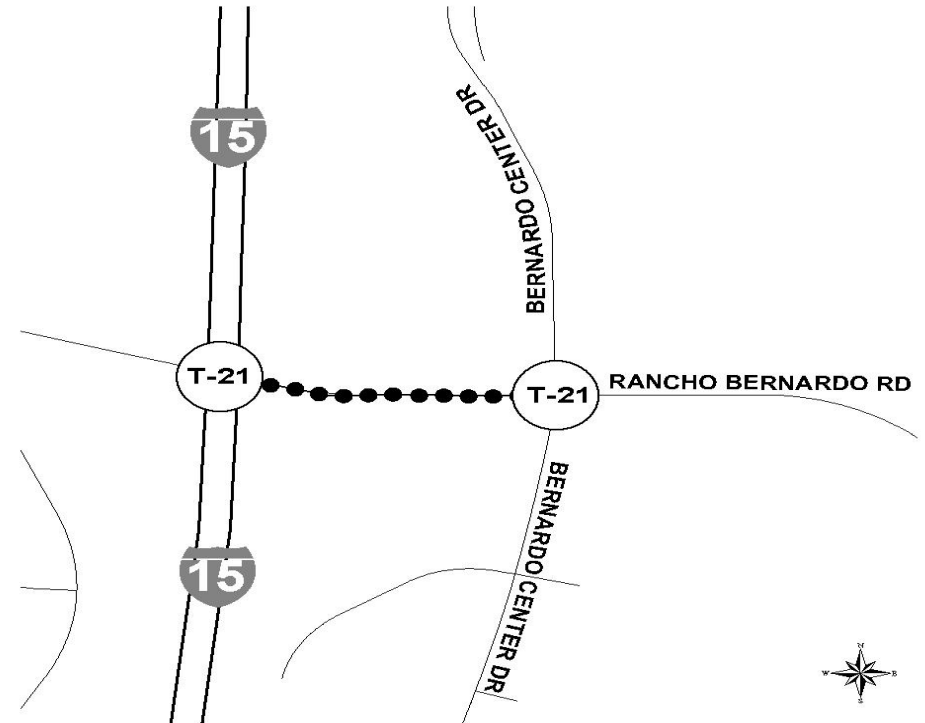
FUNDING:	SOURCE	EXPEN/ENCUM	CONAPPN	2008	2009	2010	2011	2012	2013
411,950	BMR-FBA (CR)	0	0	0	411,950	0	0	0	0
1,015,740	SUBDIVIDER	0	0	0	1,015,740	0	0	0	0
<b>1,427,690</b>	<b>TOTAL</b>	0	0	0	1,427,690	0	0	0	0
L=Land Acquisition		P=Preliminary Design		D=Design	C=Construction	R=Reimbursement		F=Furnishings	

**DESCRIPTION:** DESIGN AND CONSTRUCT THE ADDITION OF TWO LANES TO THE EXISTING FOUR-LANE PORTION OF RANCHO BERNARDO ROAD BETWEEN THE I-15 NORTHBOUND RAMPS AND BERNARDO CENTER DRIVE TO ATTAIN THE SIX LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED COMMUNITY PLAN.

SUBDIVIDER FUNDING SUBJECT TO PRIVATE AGREEMENTS BETWEEN THE DEVELOPERS OF BLACK MOUNTAIN RANCH (BMR) AND DEVELOPERS IN SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BMR AND SURROUNDING COMMUNITIES.

CROSS REF: BLACK MOUNTAIN RANCH PFFP PROJECT T-40



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: T-22**  
COUNCIL DISTRICT: 1  
COMMUNITY: RANCHO BERNARDO

**TITLE: WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

FUNDING:	SOURCE	EXPEN/ENCUM	CONAPPN	2008	2009	2010	2011	2012	2013
1,647,800	BMR-FBA (CR)	0	0	0	0	1,647,800	0	0	0
0	DEV ADVANCE	0	0	0	1,647,800	(1,647,800)	0	0	0
1,647,800	TOTAL	0	0	0	1,647,800	0	0	0	0
L=Land Acquisition      P=Preliminary Design      D=Design      C=Construction      R=Reimbursement      F=Furnishings									

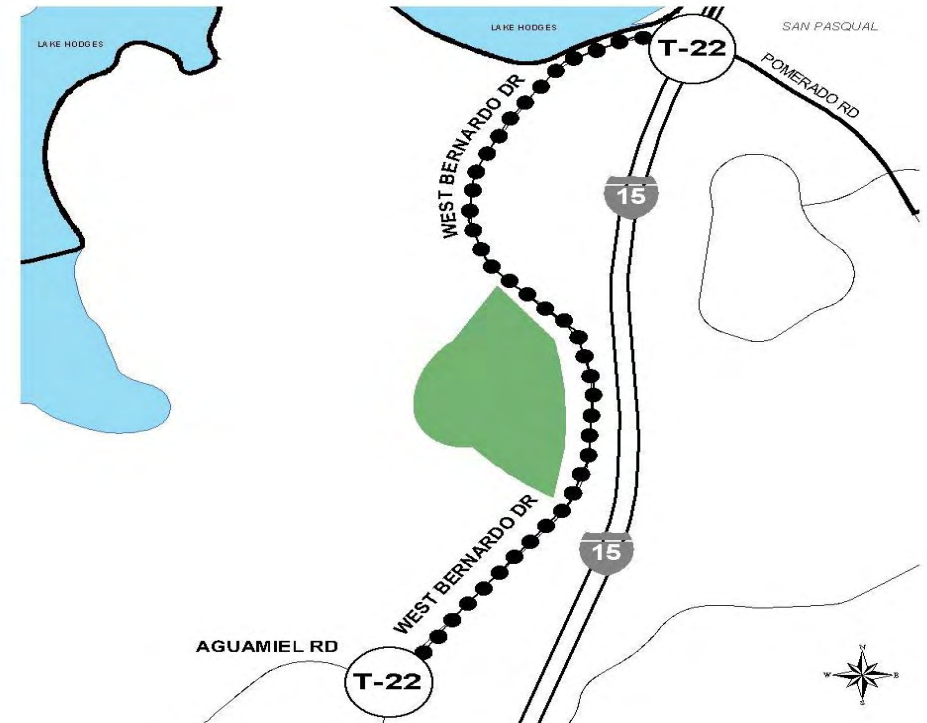
**DESCRIPTION:** DESIGN AND CONSTRUCT SPOT IMPROVEMENTS TO WEST BERNARDO ROAD BETWEEN THE I-15 SOUTHBOUND RAMPS SOUTHWARD TO AGUAMIEL ROAD WHICH INCLUDES SPOT WIDENING TO ALLOW TWO THROUGH LANES, BIKE LANES AND ADDITIONAL WIDTH AT INTERSECTIONS WITH PARK ENTRANCES.

**JUSTIFICATION:** THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

**NOTE:** DEVELOPER ADVANCE IS ANTICIPATED BY BMR LLC.

**SCHEDULED:** SCHEDULED TO BE COMPLETED IN FISCAL YEAR 2009.

CROSS REF: BLACK MOUNTAIN RANCH PFFP PROJECT T-43



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: P-1 (FORMERLY 31-9)**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO COMMUNITY PARK RECREATION CENTER**

**DEPARTMENT: PARK AND RECREATION**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
1,736,236	SPF	1,736,236	0	0	0	0	0	0	0
348,250	PRK FEE	348,250	0	0	0	0	0	0	0
<b>2,084,486</b>	<b>TOTAL</b>	<b>2,084,486</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT PROVIDES FOR A 14,750 SQUARE FOOT RECREATION CENTER.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE RANCHO BERNARDO COMMUNITY PLAN RECOMMENDATIONS.

**SCHEDULE: PROJECT COMPLETED**

**CIP NO:** 29-349.3



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: P-2**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO COMMUNITY PARK - LAND ACQUISITION**

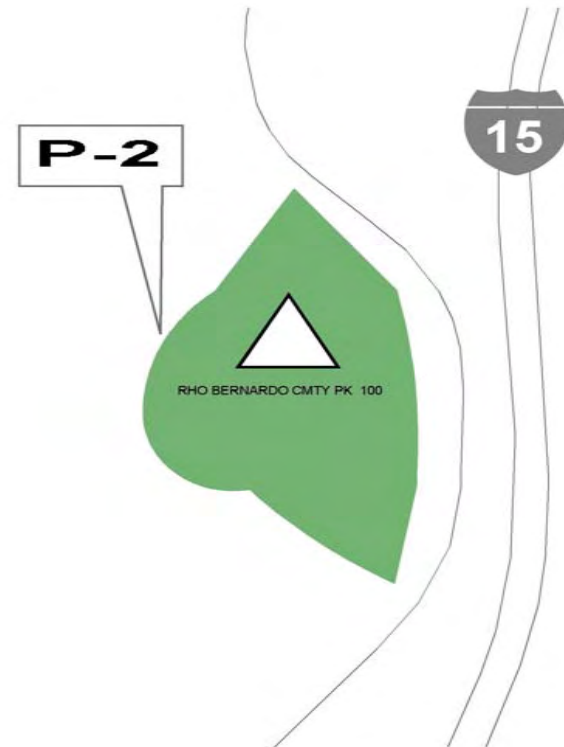
**DEPARTMENT: PARK AND RECREATION**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
4,000,000	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>4,000,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE ACQUISITION OF APPROXIMATELY ONE ACRE OF LAND CONTIGUOUS TO THE COMMUNITY PARK CURRENTLY OWNED BY THE CITY OF SAN DIEGO WATER DEPARTMENT, FOR THE PURPOSE OF DEVELOPING A SWIMMING POOL COMPLEX (PROJECT P-3 IS A COMPANION PROJECT).

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK FACILITIES, AND IMPLEMENTS THE RANCHO BERNARDO COMMUNITY PLAN RECOMMENDATIONS.

**SCHEDULE:** A SCHEDULE WILL BE DETERMINED WHEN FUNDING IS IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: P-3**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO COMMUNITY PARK - SWIMMING POOL**

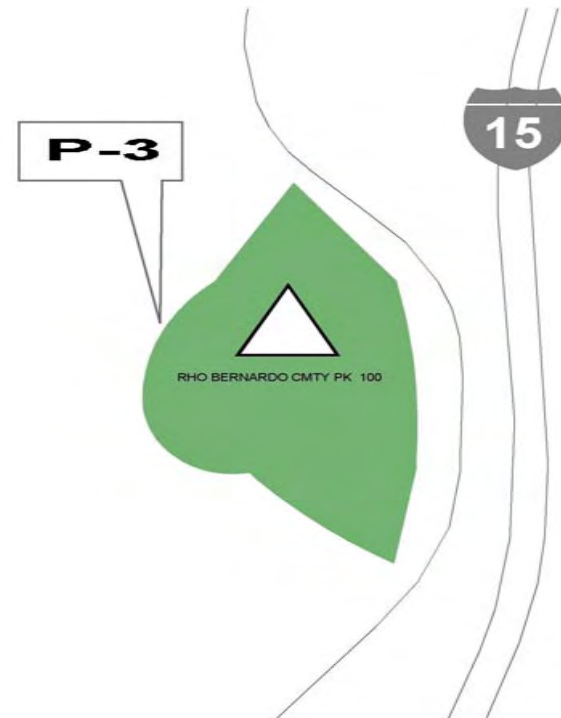
**DEPARTMENT: PARK AND RECREATION**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
4,500,000	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>4,500,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT WOULD PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A 25 YARD BY 25 METER PUBLIC SWIMMING POOL WITH A SECONDARY ADA ACCESSIBLE POOL, AND SHOWER AND RESTROOM FACILITIES. (PROJECT P-2 IS A COMPANION PROJECT.)

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE CITY'S GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION - BASED PARK FACILITIES.

**SCHEDULE:** A SCHEDULE WILL BE DETERMINED WHEN FUNDING IS IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: P-4**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO COMMUNITY PARK - TENNIS COURTS**

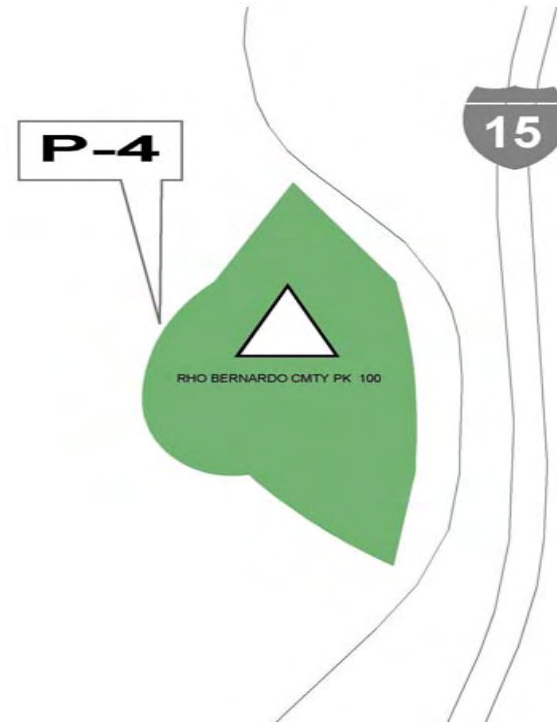
**DEPARTMENT: PARK AND RECREATION**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
200,000	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>200,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF TWO ADDITIONAL SECURITY LIGHTING SYSTEMS FOR THE TENNIS COURTS AT THE RANCHO BERNARDO COMMUNITY PARK.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE RANCHO BERNARDO COMMUNITY PLAN RECOMMENDATIONS.

**SCHEDULE:** A SCHEDULE WILL BE DETERMINED WHEN FUNDING IS IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: P-5**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO COMMUNITY PARK - SPORTS FIELD LIGHTING**

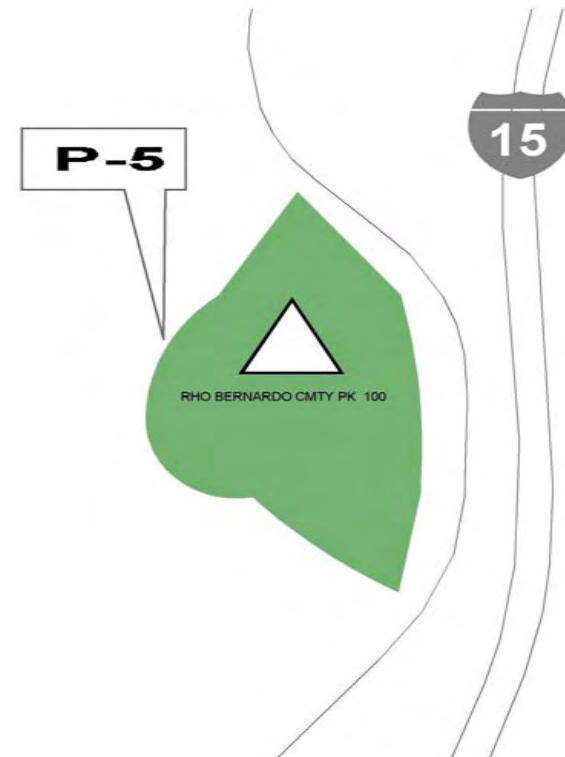
**DEPARTMENT: PARK AND RECREATION**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
700,000	UNIDENTIFIED	0	0	0	0	0	0	0	0
<b>700,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF NEW LIGHTING EQUIPMENT FOR MULTI-PURPOSE SPORTS FIELD NUMBER 2 AND UPGRADES AND EXPANSION OF LIGHTING ON MULTI-PURPOSE SPORTS FIELD NUMBER 6 TO EXTEND THE HOURS OF PLAY AND EXPAND RECREATIONAL OPPORTUNITIES AT RANCHO BERNARDO COMMUNITY PARK.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE RANCHO BERNARDO COMMUNITY PLAN RECOMMENDATIONS.

**SCHEDULE:** A SCHEDULE WILL BE DETERMINED WHEN FUNDING IS IDENTIFIED.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: P-6**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO COMMUNITY PARK - ACQUISITION AND OFF-LEASH AREA**

**DEPARTMENT: PARK AND RECREATION**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
890,000	STATE	890,000	0	0	0	0	0	0	0
<b>890,000</b>	<b>TOTAL</b>	890,000	0	0	0	0	0	0	0
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings									

**DESCRIPTION:** THIS PROJECT PROVIDES FOR ACQUISITION OF A 2.5 ACRE EXPANSION TO THE RANCHO BERNARDO COMMUNITY PARK AND FOR DESIGN AND CONSTRUCTION OF A FENCED OFF-LEASH AREA FOR DOGS. PHASE I CONSTRUCTION INCLUDES PARKING AND A SINGLE ENCLOSED PEN WITH TURF AND IRRIGATION. PHASE II PROVIDES TWO ADDITIONAL GRASSED PENS AND FURTHER PARKING LOT IMPROVEMENTS.

**JUSTIFICATION:** THIS PROJECT ALLOWS FOR AN OFF-LEASH AREA IN THE RANCHO BERNARDO COMMUNITY PLANNING AREA, IN ACCORDANCE WITH COUNCIL RESOLUTIONS R-296435 AND R-296662.

THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN, AND IT IS IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

**SCHEDULE:** THIS PROJECT IS COMPLETE.  
CIP NO: 29-598.0





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: L-1 (FORMERLY 31-10)**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO LIBRARY**

**DEPARTMENT: LIBRARY**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
400,000	DIF	400,000	0	0	0	0	0	0	0
200,000	BENJ DONAT	200,000	0	0	0	0	0	0	0
70,000	PRIVATE	70,000	0	0	0	0	0	0	0
593,688	CITY	593,688	0	0	0	0	0	0	0
1,205,100	CAPOUTLAY	1,205,100	0	0	0	0	0	0	0
3,618,975	STATE	3,618,975	0	0	0	0	0	0	0
<b>6,087,763</b>	<b>TOTAL</b>	<b>6,087,763</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings									

**DESCRIPTION:** THIS PROJECT REPLACED AN EXISTING BRANCH LIBRARY WITH A 20,000 SQUARE FOOT BRANCH AT 17,110 BERNARDO CENTER DRIVE, SAN DIEGO.

**JUSTIFICATION:** THE PREVIOUS FACILITY WAS ONE OF THE BUSIEST BRANCH LIBRARIES IN THE SAN DIEGO PUBLIC LIBRARY SYSTEM AND COULD NOT ADEQUATELY MEET THE DEMANDS FOR SERVICE WITHIN ITS 8,000 SQUARE FOOT BUILDING.

**SCHEDULE:** LAND ACQUISITION, DESIGN AND CONSTRUCTION WERE COMPLETED IN FY 94 AND 95.

**PROJECT COMPLETED**

**CIP NO:** 35-084.0

**COMPLETED**

**L-1**

**15**

**BERNARDO CENTER DR**

**RANCHO BERNARDOR**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: L-2**  
COUNCIL DISTRICT: 5  
COMMUNITY: RANCHO BERNARDO

**TITLE: RANCHO BERNARDO LIBRARY EXPANSION**

**DEPARTMENT: LIBRARY**

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
37,018	TOT	0	37,018	0	0	0	0	0	0
3,467,682	REVBND ML	0	0	0	26,042	211,099	1,919,200	1,295,683	15,658
<b>3,504,700</b>	<b>TOTAL</b>	<b>0</b>	<b>37,018</b>	<b>0</b>	<b>26,042</b>	<b>211,099</b>	<b>1,919,200</b>	<b>1,295,683</b>	<b>15,658</b>
L=Land Acquisition    P=Preliminary Design    D=Design    C=Construction    R=Reimbursement    F=Furnishings									

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR A 2,500 SQUARE FOOT EXPANSION TO THE EXISTING BRANCH LIBRARY AT 17110 BERNARDO CENTER DRIVE. THIS PROJECT IS PART OF THE LIBRARY DEPARTMENT'S FACILITY IMPROVEMENTS PROGRAM.

**JUSTIFICATION:** THE EXISTING FACILITY HAS NO COMPUTER LAB, ADDITIONAL SEATING AND COLLECTION SPACE ENHANCE SERVICE TO THE COMMUNITY.

**SCHEDULE:** PRELIMINARY STUDIES AND DESIGN CONCEPTS TOOK PLACE IN FISCAL YEARS 2004-2005. DESIGN WILL BE COMPLETED IN FISCAL YEAR 2008. CONSTRUCTION IS SCHEDULED FOR FISCAL YEARS 2008 THROUGH 2010.

**CIP NO:** 35-114.0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: F-1**

COUNCIL DISTRICT: 5

COMMUNITY: RANCHO BERNARDO

TITLE: **FIRE STATION #33**

DEPARTMENT: FIRE DEPARTMENT

FUNDING:	SOURCE	EXPEN/ENCUM	CON APPN	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
955,000	UNIDENTIFIED								
<b>955,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0
L=Land Acquisition		P=Preliminary Design	D=Design	C=Construction	R=Reimbursement	F=Furnishings			

DESCRIPTION: THIS PROJECT WILL PROVIDE AN ADDITIONAL 176 SQ FT OF OFFICE SPACE, 600 SQ FT OF NEW DORM AREA AND TWO ROLL-UP DOORS. THE PROJECT WILL ALSO INCLUDE REMODEL OF THE CONTROL ROOM, KITCHEN, EXISTING DORM AND EXERCISE ROOM. IMPROVEMENTS WILL INCLUDE NEW CONCRETE ASPHALT DRIVE AROUND, NEW HOSE DRYING RACK, REPAINTING/FACELIFT ON EXTERIOR AND INTERIOR, MECHANICAL/ELECTRICAL UPGRADES IN STATION HOUSE, AND ARCHITECTURAL DESIGN.

JUSTIFICATION: THIS PROJECT WILL RELIEVE THE OVER-CROWDED CREW QUARTERS, ELIMINATE THE HAZARDOUS TRAFFIC PROBLEMS AS FIRE VEHICLES MOVE IN AND OUT OF THE STATION AND WILL PROVIDE AN INCREASED LEVEL OF SERVICE TO RANCHO BERNARDO AND THE SURROUNDING COMMUNITIES. THIS PROJECT IS CONSISTENT WITH THE RANCHO BERNARDO COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE: A SCHEDULE WILL BE DETERMINED WHEN FUNDING IS IDENTIFIED.



(This page is intentionally left blank.)

**APPENDIX A**

**Rancho Bernardo FY 2008 Public Facilities Financing Plan Update  
Unit Pricing List for Transportation Projects**

**EARTHWORK :**

**UNIT PRICE**

---

Excavation & Export	\$15 - \$60 per Cubic Yard
Excavate & Fill	\$15 - \$35 per Cubic Yard
Import & Fill	\$25 - \$35 per Cubic Yard
Clearing & Grubbing	\$.35 - \$.85 per Square Foot

**SURFACE IMPROVEMENTS :**

Remove Curb & Gutter	\$5 - \$15 per Linear Foot
Remove Sidewalk	\$1.50 - \$3.50 per Square Foot
Remove Pavement	\$2 - \$10 per Square Foot
AC Overlay 1"-2"	\$.40 - \$.60 per Square Foot
AC Leveling Course	\$120 per Ton
4" AC	\$1 - \$2 per Square Foot
11" - 16" CTB	\$1.50 - \$4 per Square Foot
Curb & Gutter Type G	\$20 - \$30 per Linear Foot
Curb Ramps	\$1,200 - \$2,200 Each
Sidewalk	\$4 - \$6.50 per Square Foot
Driveways	\$7 - \$12 per Square Foot
Median Curb Type B2	\$25 - \$35 per Linear Foot

**DRAINAGE :**

Drainage	\$100 per Linear Foot
Major Drainage Structure	\$40,000 Each

**TRAFFIC :**

New Traffic Signal	\$140,000 Each
New Street Light	\$6,000 Each
Relocate Street Light	\$3,000 - \$3,500 Each

**LANDSCAPING :**

Landscaping	\$7 - \$15 Per Square Foot
-------------	----------------------------

**MISCELLANEOUS :**

Retaining Wall	\$40 - \$65 Per Square Foot
Guard Rail	\$30 - \$40 Per Linear Foot
Concrete Median Barrier	\$25 - \$35 Per Linear Foot
Great Crash Cushion	\$35,000 - \$40,000 Each

**NOTE :**      **Transportation projects not estimated with itemized work will be estimated by length of project in feet. Typical four lane collector - \$1,790 per linear foot.**

## APPENDIX B

### Final 2030 Cities/County Forecast Total Housing Units By City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
32 <sup>nd</sup> Street Naval Station	0	0	0	0	0
Balboa Park	1	1	1	1	0
Barrio Logan	1,051	1,097	1,171	1,464	413
Black Mountain Ranch	6	1,644	5,391	5,391	5,385
Carmel Mountain Ranch	4,903	4,903	4,903	4,903	0
Carmel Valley	9,897	12,454	12,856	12,856	2,959
Centre City	9,454	18,982	26,067	34,282	24,828
City Heights	23,875	24,745	26,432	29,389	5,514
Clairemont Mesa	32,759	32,861	33,060	33,249	490
College Area	7,368	8,562	9,258	11,350	3,982
Del Mar Mesa	18	642	642	642	624
East Elliott	0	328	370	412	412
Eastern Area	13,667	14,647	15,509	17,044	3,377
Encanto Neighborhoods	13,017	13,365	13,499	13,892	875
Fairbanks Ranch	344	344	344	344	0
Flower Hill Reserve	0	0	0	0	0
Greater Golden Hill	7,369	7,466	7,736	8,488	1,119
Greater North Park	24,640	25,735	28,062	32,755	8,115
Harbor – San Diego Bay	1	1	1	1	0
Kearny Mesa	1,731	3,308	3,318	2,995	1,264
Kensington-Talmadge	6,491	7,005	7,452	8,202	1,711
La Jolla	14,950	15,559	15,639	15,930	980
Linda Vista	11,252	11,377	11,709	13,337	2,085
Lindbergh Field – MCRD	166	169	173	177	11
Los Penasquitos Canyon	0	0	0	0	0
Midway – Pacific Highway Corridor	1,983	1,983	2,037	3,729	1,746
Mira Mesa	24,250	25,147	26,009	31,554	7,304
Miramar MCAS	547	547	2,147	2,147	1,600
Miramar Ranch North	3,113	4,103	4,118	4,173	1,060
Mission Bay	567	34	34	34	-533
Mission Beach	3,619	3,635	3,752	4,184	565
Mission Valley	7,606	10,870	12,355	16,137	8,531
Navajo	20,256	20,785	20,818	20,863	607
Normal Heights	8,000	8,288	8,536	8,932	932
North City FUA Reserve	2	16	16	16	14
North City FUA Sub Area 2	1	70	70	70	69
Ocean Beach	7,967	7,981	7,989	8,073	106
Old San Diego	466	486	491	463	-3

## APPENDIX B

### Final 2030 Cities/County Forecast Total Housing Units By City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
Otay Mesa	481	6,698	12,910	12,922	12,441
Otay-Mesa Nestor	16,996	17,227	17,992	18,424	1,428
Pacific Beach	22,016	22,116	22,583	23,827	1,811
Pacific Highlands Ranch	63	2,249	5,181	5,181	5,118
Peninsula	16,051	16,968	17,149	17,786	1,735
Rancho Bernardo	17,820	17,848	17,876	17,889	69
Rancho Encantada	11	945	946	946	935
Rancho Penasquitos	15,095	15,200	15,207	15,207	112
Sabre Springs	3,013	4,237	4,303	4,303	1,290
San Pasqual	115	115	115	115	0
San Ysidro	7,187	7,405	8,020	8,494	1,307
Scripps Miramar Ranch	7,010	7,414	7,414	7,414	404
Scripps Reserve	0	0	0	0	0
Serra Mesa	8,321	8,572	8,685	8,685	364
Skyline-Paradise Hills	18,987	19,079	19,158	19,316	329
Southeastern San Diego	14,954	15,313	15,440	16,648	1,694
Tierrasanta	11,069	11,441	11,441	11,441	372
Tijuana River Valley	23	23	23	23	0
Torrey Highlands	2	1,775	2,693	2,693	2,691
Torrey Hills	1,071	2,420	2,420	2,420	1,349
Torrey Pines	3,023	3,044	3,077	3,084	61
University	23,086	26,699	27,087	27,469	4,383
Uptown	21,661	23,731	26,022	32,275	10,614
Via de la Valle	221	223	258	258	37
<b>CITY Total Housing Units</b>	<b>469,613</b>	<b>519,882</b>	<b>557,965</b>	<b>604,299</b>	<b>134,686</b>
<hr/>					
<b>Total number of additional units</b>		50,307	38,079	46,324	
<b>Average number of units per year</b>		5,031	3,808	4,632	

## APPENDIX C

### Final 2030 Cities/County Forecast Total Population City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
32 <sup>nd</sup> Street Naval Station	7,139	7,161	7,177	7,208	69
Balboa Park	1,159	1,348	1,507	1,780	621
Barrio Logan	3,636	3,912	4,275	5,421	1,785
Black Mountain Ranch	20	4,467	14,827	15,291	15,271
Carmel Mountain Ranch	12,226	12,515	12,866	13,188	962
Carmel Valley	25,136	32,390	34,197	35,112	9,976
Centre City	17,513	31,103	44,619	59,598	42,085
City Heights	78,843	82,889	90,232	102,053	23,210
Clairemont Mesa	78,310	80,225	83,235	85,801	7,491
College Area	20,404	24,203	27,000	33,597	13,193
Del Mar Mesa	39	1,719	1,761	1,805	1,766
East Elliott	0	881	1,019	1,161	1,161
Eastern Area	36,331	39,725	43,169	48,447	12,116
Encanto Neighborhoods	47,285	49,025	50,468	52,848	5,563
Fairbanks Ranch	859	784	756	820	-39
Flower Hill Reserve	0	0	0	0	0
Greater Golden Hill	17,989	18,707	19,898	22,429	4,440
Greater North Park	46,631	49,978	56,418	67,812	21,181
Harbor – San Diego Bay	63	66	66	68	5
Kearny Mesa	3,631	6,890	7,136	6,708	3,077
Kensington-Talmadge	14,055	15,561	17,074	19,347	5,292
La Jolla	29,069	31,050	32,111	34,189	5,120
Linda Vista	31,681	32,843	34,757	40,388	8,707
Lindbergh Field – MCRD	4,531	4,558	4,576	4,593	62
Los Penasquitos Canyon	0	0	0	0	0
Midway – Pacific Highway Corridor	4,660	4,869	5,212	9,285	4,625
Mira Mesa	72,005	75,903	80,455	99,276	27,271
Miramar MCAS	6,470	6,493	10,879	11,046	4,576
Miramar Ranch North	8,295	11,133	11,491	11,879	3,584
Mission Bay	861	84	79	86	-775
Mission Beach	5,196	5,876	6,544	7,627	2,431
Mission Valley	12,017	17,952	21,121	28,479	16,462
Navajo	47,335	49,680	51,355	52,740	5,405
Normal Heights	17,165	18,247	19,369	20,877	3,712
North City FUA Reserve	63	100	100	120	57
North City FUA Sub Area 2	3	168	174	178	175
Ocean Beach	13,656	14,154	14,711	15,321	1,665
Old San Diego	752	868	912	884	132
Otay Mesa	1,740	24,685	48,316	49,282	47,542



## APPENDIX C

### Final 2030 Cities/County Forecast Total Population City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
Otay-Mesa Nestor	61,426	63,009	67,016	69,774	8,348
Pacific Beach	40,300	41,662	43,970	48,055	7,755
Pacific Highlands Ranch	253	6,279	14,572	14,892	14,639
Peninsula	37,159	40,663	42,477	45,525	8,366
Rancho Bernardo	40,511	41,149	41,881	43,228	2,717
Rancho Encantada	35	2,544	2,616	2,676	2,641
Rancho Penasquitos	47,588	48,543	49,757	50,655	3,067
Sabre Springs	8,281	11,808	12,303	12,552	4,271
San Pasqual	377	388	406	406	29
San Ysidro	26,953	28,123	30,987	33,422	6,469
Scripps Miramar Ranch	19,715	21,196	21,793	22,255	2,540
Scripps Reserve	0	0	0	0	0
Serra Mesa	22,870	24,152	25,218	25,971	3,101
Skyline-Paradise Hills	69,228	70,449	72,251	73,963	4,735
Southeastern San Diego	57,571	59,666	61,020	67,161	9,590
Tierrasanta	30,430	31,989	32,746	33,485	3,055
Tijuana River Valley	75	61	63	63	-12
Torrey Highlands	8	4,701	7,296	7,360	7,352
Torrey Hills	2,063	5,792	5,912	6,092	4,029
Torrey Pines	6,805	6,987	7,240	7,503	698
University	49,701	58,425	61,536	65,607	15,906
Uptown	35,772	40,519	46,187	58,749	22,977
Via de la Valle	451	497	590	611	160
<b>CITY Total Population</b>	<b>1,224,340</b>	<b>1,370,814</b>	<b>1,507,699</b>	<b>1,656,749</b>	<b>432,409</b>
<b>Total number of additional persons</b>		146,928	137,466	149,026	
<b>Average number of persons per year</b>		14,693	13,747	14,903	

**APPENDIX D**

**Rancho Bernardo FY 2008 Public Facilities Financing Plan Update  
Cost Estimate Breakdown for Park and Recreation Projects**

RANCHO BERNARDO ACQUISITION:	\$4,000,000 per acre
FACILITIES DESIGN AND CONSTRUCTION:	
New Parks	\$400,000 - \$450,000 per acre
New Recreation Centers	\$350,000 - \$400,000 per square foot, (\$7,000 per square foot)
Recreation Center Expansions	\$400,000 - \$450,000 per square foot
Comfort Station Upgrade	\$250,000 - \$350,000 each
New Comfort Station	\$500,000 each
Picnic Shelter	\$120,000 - \$165,000 each
New Children's Play Area	\$400,000 - \$500,000 each
ADA Upgrades to Existing Play Areas	\$350,000 - \$450,000 lump sum
ADA Upgrades to Paths of Travel <sup>(1)</sup>	\$100,000 - \$600,000 lump sum
Security Lighting System	\$165,000 - \$300,000 lump sum <sup>(2)</sup>
Sports Field Lighting	\$350,000 per sports field
Parking Lot Expansion	\$400,000 per ½ acre <sup>(3)</sup>
New Swimming Pool Complex	\$4,500,000 per pool complex <sup>(4)</sup>

(1) Could include pedestrian ramps, comfort station upgrades, or any new amenity that may be required on the path of travel, including access from parking lots or bus stops, such as drinking fountains, benches, etc.

(2) The lighting system cost will vary per site, depending upon the quantity of lights needed.

(3) The size and cost of parking lots will vary according to specific site requirements, and should be determined on a case by case basis.

Swimming pool complexes may include a standard 25 yard swimming pool, and other recreational or therapeutic aquatic facilities.

## APPENDIX E

### RANCHO BERNARDO COMMUNITY PLANNING GROUP PRIORITY LIST

Project Rankings – Transportation Projects		
Project #	Description	Ranking
T-1 (Formerly 31-1)	I-15/Highland Valley Road Interchange – Pomerado Road Approach from Highland Valley Road to I-15.	High Priority for funding and implementation.
T-10 (Formerly 31-15)	Bernardo Center Drive Widening - Cloudcrest Dr to Camino Del Norte	High Priority for funding and implementation.
T-18 (Formerly 31-2)	West Bernardo Drive - Adanza Way to I-15	The priority for this project should be consistent with need.
N/A	Escala Drive Sidewalk – West side	Moderate priority.
T-11 (Formerly 31-16)	Bernardo Center Drive Town Center Drive to I-15	Moderate priority.
T-13 (Formerly 31-18)	Camino Del Norte Sidewalk - Paseo Montanoso to I-15	Moderate priority.
T-8 (Formerly 31-8)	Traffic Signal – Pomerado/Grandee & Pomerado/ Bernardo Trails Dr.	Delete, the community questions the need for this project.
T-21 (Formerly 31-6)	Rancho Bernardo Road Widening	Low priority, may not be possible within the existing right-of-way.
31-28	RB Street and Sidewalk Improvements	Project is being funded by Transnet.
T-7 (Formerly 31-7)	Camino Del Norte/Bernardo Center Drive Intersection	Project has been completed.
T-16 (Formerly 31-20)	RB Road Traffic Signal Interconnect	Project has been completed.
T-14 (Formerly 31-19)	Bernardo Center Drive (West) Traffic Signal Interconnect	Project has been completed.
T-4 (Formerly 31-4)	Escala Drive (Smoke Signal Drive) Extension	Project will be deleted when Rancho Bernardo Community Plan is updated to indicate no further need.
Project Rankings – Recreation Projects		
Project #	Description	Ranking
P-5 (Formerly 31-26)	Sports Field Lighting	High priority.
N/A	Parkland Acquisition and Development	High priority.
P-4 (Formerly 31-27)	Community Park Tennis Courts	Low priority
P-2 (Formerly 31-22)	Community Park Expansion	Low priority.
P-3 (Formerly 31-23)	Community Park Swimming Pool	Low priority.

(This page is intentionally left blank.)

## **Development Impact Fee Schedule**

The resulting impact fees for the Rancho Bernardo community planning area are as follows:

<b>RESIDENTIAL PROPERTY</b>					<b>COMMERCIAL/INDUSTRIAL</b>	
Transportation	Park & Rec	Library	Fire	Total per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1,000 sq. ft. of Gross Building Area (GBA)
\$1,379	\$747	\$579	\$12	<b>\$2,717</b>	<b>\$197</b>	<b>\$12</b>